

WRITTEN DESCRIPTION

One Accord Ministries International, Inc.

December 10, 2019

I. PROJECT DESCRIPTION

- A. The existing church building, now owned by One Accord Ministries International, Inc., was built in the 1940's (RE #063331-0000, zoned CCG-1) when the McDuff area was mostly commercial. As with most African-American churches in the downtown area, the main sanctuary is located on the second-floor of the existing building with no elevators and contains only 200 seats. The congregation is expanding and has many young members with children, individuals with disabilities and many older members. Access to the main sanctuary, which is on the second floor, is difficult. To address these hardships, One Accord Ministries International, Inc. purchased the property (RE #063332-0000) adjacent to the existing church. A new sanctuary, along with as much parking as will fit with the stormwater and site elements, will be constructed on this new property. The existing church building will now be an ancillary use to the new sanctuary. i.e. bible study for members, church offices and use as used currently as well as the community-at-large including surrounding areas. Previously a PUD (2008-546-E, modified March 8, 2018 to MM-18-04) has been approved to accommodate the new construction. The existing church open property, will provide enough area for parking areas to accommodate the new sanctuary. This unpaved, open area is currently used for "disorganized" parking. In inclement this area becomes a mess. However, due to the constraints of the existing church's property, the paved parking areas as shown on the current site plan, will not meet the CCG-1 requirements for the landscaping buffering and parking requirements. One Accord would like to combine the properties into one PUD with the same exceptions as requested previously approved in the original PUD & the modification.

We are requesting that Parcel RE #063331-0000 and Parcel RE #063332-0000 be changed to a PUD permitting the construction of a 4800 square foot Sanctuary containing 345 seats and the site improvements as shown on the Site Plan.

- B. Project Architect/Planner: N/A

- C. Project Engineer:

Robert G Morgen P.E.
RGM Engineers, Inc
904-814-7633 ; rgmdownunder@comcast.net

- D. Project Developer: N/A

E. Current Land Use Category: CGC, BP

F. Current Zoning District: CCG-1 and PUD (2008-546)

G. Requested Zoning District: PUD

H. Real Estate Number(s): 063331-0000, 063332-0000

II. QUANTITATIVE DATA

Total Gross Acreage	1.48	acres	100	%
Amount of each different land use by acreage				
Single family	0	acres	0	%
Total number of units	0	d.u.		
Multiple Family	0	acres	0	%
Total number of units	0	d.u.		
Commercial	0	acres	0	%
Industrial	0	acres	0	%
Other land use	1.39	acres	94.0	%
Total amount of non-residential floor area	11,145	sq. ft.	17.2	%
Active recreation and/or open space	0	acres	0	%
Passive open space, wetlands, ponds	0.09	acres	6.0	%
Public and private right-of-way	0	acres	0	%
Maximum coverage of buildings and structures	11,145	sq. ft.	17.2	%

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD is requesting for relief from parking (656.604 (b)(4)) and landscaping (656.1214, 656.125 and 656.1216) due to the size and configuration of the site.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The church will operate and maintain all areas within the subject property.

- C. Justification for the rezoning.

As with most African-American churches in the downtown area, the main sanctuary is located on the second-floor of the existing building with no elevators and contains only 200 seats. The congregation is expanding and has many young members with children, individuals with disabilities and many older members. Access to the main sanctuary, which is on the second floor, is difficult. To address these hardships, One Accord Ministries International, Inc. purchased the property (RE #063332-0000) adjacent to the existing church. A new sanctuary, along with as much parking as will fit with the stormwater and site elements, will be constructed on this new property.

- D. Phase schedule of construction (include initiation dates and completion dates):

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
2. Churches, including a rectory or similar use.
3. Schools meeting the performance standards and development criteria set forth in Part 4.

- B. Permissible Uses by Exception: None

- C. Limitations on Permitted or Permissible Uses by Exception:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

- D. Permitted Accessory Uses and Structures: See Section 656.403

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: None*
- (2) *Minimum lot width: None*
- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 5 feet on Waller Street, 10 feet on Lenox Avenue and Willow Branch Avenue*
- (5) *Minimum side yard: 10 feet*
- (6) *Minimum rear yard: 10 feet*
- (7) *Maximum height of structures: 60 feet*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking for churches is based on 1 space/3 seats or 1 space/35 square feet, whichever is greater. Sanctuary area 2,625 sq. ft./35 = 75 Parking Spaces, 345 seats/3 = 115 spaces we currently show 66 proposed parking spaces.

As with many churches in the 'urban' area of Jacksonville, the required amount of parking is a constraint on most church properties. As with other similar churches, parking is accepted in the neighborhoods on adjacent streets. The need is solely on Sunday for a limited time and with the reduced commercial uses in this area, it is easily accommodated.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Lenox Avenue, Waller Street and Willow Branch Avenue as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signage shall comply with Chapter 656, Part 13 Sign Regulations of the Zoning Code and Section 656.1303 (c) (3).

E. Landscaping:

On all sides (exterior perimeter) of the parking areas, the as required by section 656.1215, will need to be reduced as shown on the site plan. In some locations the parking area is within 1 ft on the property line to allow sufficient access for traffic flow.

To accommodate as many on-site parking spaces as possible, the requirements of section 656.1214 for all interior parking areas, will not be met.

E. Recreation and Open Space:

NOT APPLICABLE

F. Utilities

Water will be provided by JEA
Sanitary sewer will be provided by JEA
Electric will be provided by JEA

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.