

**LaSalle Office PUD Written
Description
January 18, 2021**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: MDR
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Parcel No: 080063-0100

II. SUMMARY DESCRIPTION OF THE PUD

The Applicant proposes to rezone approximately .08± acres of property from Planned Unit Development ("PUD") to PUD. The PUD zoning district is being requested to permit the development of a real estate and law office use on the subject property, as more particularly described below. This PUD rezoning is necessary to provide a common development scheme incorporating access, parking, and signage for the permitted uses.

The subject property (the "Property") is located at the southeast corner of LaSalle Street and Larue Avenue, and is more particularly described in the legal description attached as Exhibit, "1" to this application. The Property has an MDR land use and PUD zoning designation and is currently developed with a single-family structure used as a law office. Surrounding land use designations and zoning districts include: RPI/CO to the northwest across the intersection, and MDR/RMD-E to the north, east and south. CGC/CCG-1 uses are approximately 200 feet to the west, near the intersection of San Marco Boulevard and LaSalle Street. Surrounding uses include single-family homes, apartment buildings, single family structures converted to law offices, and commercial retail uses fronting San Marco Boulevard.

The proposed PUD seeks to permit the conversion of an existing single-family structure to real estate and law office uses. A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed conversion and use will be consistent with the immediate neighborhood, as three other single-family structures have been converted to offices within one block of the Property.

III. PUD DEVELOPMENT CRITERIA

A. Minimum Lot and Building requirements:

- 1. *Permitted uses and structures.* The permitted uses and structures are as follows:

- a. Professional Office with ancillary business entities;
- b. Single family dwelling;
- c. Multiple family dwelling;
- d. Home occupations meeting the performance standards of Part 4;
- e. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

2. *Permitted accessory uses and structures* Accessory uses and structures are permitted as provided in Section 656.403, Zoning Code; provided that accessory uses and structures may be located in a required front or side yard.

3. *Minimum lot requirement (width and area).*

- a. Width - Sixty (60) feet.
- b. Area - 3,600± square feet.

4. *Maximum lot coverage by all buildings.* Fifty (50) percent.

5. *Minimum yard requirements.* The existing structure was built in 1920, prior to the adoption of the minimum yard requirements set forth in the Zoning Code, and is vested from compliance therewith. There are no building restriction lines on the plat (Oklahoma, Plat Book 2, page 7 of the current public records of Duval County.) Pursuant to the various definitions of required yards in § 656.1601, the Property has two front yards and two side yards. Accordingly, the required yards shall be as follows: -

- a. Larue Avenue frontage - eighteen (18) feet.
- b. LaSalle Street frontage - ten (10) feet.
- c. East side yard - eighteen feet.
- d. South side yard - five (5) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

6. *Maximum height of structures* Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. **Parking:** The structure was built in 1920 and is vested for two parking spaces. At 1,320 square feet, the proposed professional office use requires one additional parking space, plus an ADA space. Two (2) on-street spaces are available along the Property's sixty (60) foot Larue Avenue frontage pursuant to § 656.607(d)(3) (per 2007-588-E). Additional on-street

parking is available within the LaSalle Street right of way across the LaSalle/Larue intersection from the Property.

C. **Pedestrian Access:** There are existing sidewalks along LaSalle Street and Larue Avenue.

D. **Signage:** One (1) externally illuminated, double-faced monument sign five (5) feet in height and twenty-four (24) square feet in area is permitted along LaSalle Street. In addition, one (1) externally illuminated five (5) square foot wall sign is permitted.

E. **Landscaping:** The existing landscaping areas will be preserved, and will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

F. **Modifications:** Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code. Additional uses may be permitted through a PUD rezoning.

IV. PUD DEVELOPMENT CRITERIA

A. **Consistency with the Comprehensive Plan:** The proposed infill development is consistent with the MDR land use category, and with Policies 1.1.7, 1.1.8, and 1.1.10 of the 2030 Comprehensive Plan. Commercial office uses are permitted secondary uses in the MDR land use category. Pursuant to § 656.310, professional office development pursuant to a PUD is exempt from the secondary zoning district criteria of Part 3.

B. **Consistency with the Concurrency Management System:** The development will comply with the requirements of the Concurrency Management System.

C. **Allocation of Residential Land Use:** Neither the current nor any future residential use exceeds or would exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility:** The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme that contains special provisions for signage, parking, sidewalks, and other issues relating to the common areas and vehicular and pedestrian traffic.

External Compatibility/Intensity of Development: The Property has an MDR land use and PUD zoning designation and has been developed with the existing single-family structure since 1920. Surrounding land use designations and zoning districts include: RPI/CO to the northwest across the LaSalle/Larue intersection, and MDR/RMD-E to the north, east and south. CGC/CCG-1 uses are approximately 200 feet to the west, near the intersection of San Marco Boulevard and LaSalle Street. Surrounding uses within a one block radius include single-family homes, numerous one- and two-story apartment buildings, three single family structures converted to law offices, and commercial retail uses fronting San Marco Boulevard. Two story apartment buildings are across from the Property on both Larue Avenue and LaSalle Street, and a two-story apartment building is immediately adjacent to the east. A single-family structure converted to a Law office is on the corner diagonally across the Larue/LaSalle intersection. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding development and zoning districts.

E. **Maintenance of Common Areas and Infrastructure:** Not applicable.

F. **Impact on Wetlands:** Not applicable.

G. **Listed Species Regulations:** The Property is less than fifty acres; therefore, a listed species survey is not required.

H. **Off-Street Parking Including Loading and Unloading Areas:** The structure was built in 1920 and is vested for two parking spaces. At 1,320 square feet, the proposed professional office use requires one additional parking space, plus an ADA space. Two (2) on street spaces are available along the Property's sixty (60) foot Larue Avenue frontage pursuant to § 656.607(d)(3) (per 2007-588-E). Additional on-street parking is available within the LaSalle Street right of way across the LaSalle/Larue intersection from the Property.

I. **Sidewalks, Trails and Bikeways:** There are existing sidewalks along LaSalle Street and Larue Avenue.