

# City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

March 18, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-109**                                      **Application for: LaSalle Street PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated January 26, 2021.
2. The original written description dated January 18, 2021.
3. The original site plan dated August 6, 2007.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

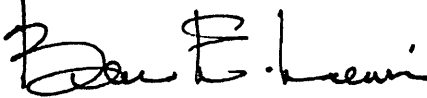
Planning Commission Vote: 5-0

Joshua Garrison, Chair	Aye
Jawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye

Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2021-0109 TO****PLANNED UNIT DEVELOPMENT****MARCH 18, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-0109** to Planned Unit Development.

**Location:** 1104 LaSalle Street  
Corner of LaSalle Street and Larue Avenue

**Real Estate Number:** 080063-0100

**Current Zoning District:** Planned Unit Development (PUD) 2007-0925

**Proposed Zoning District:** Planned Unit Development (PUD)

**Current Land Use Category:** Medium Density Residential (MDR)

**Planning District:** Southeast, District 3

**Applicant/Agent:** Blair Knighting  
Kimley Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, FL 32258

**Owner:** Alexander Rose  
Roseprop, LLC  
1104 LaSalle Street  
Jacksonville, FL 32207

**Staff Recommendation:** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2021-0109** seeks to rezone approximately 0.08± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning is being sought to allow for the use of Professional Office and not be limited to Law Office. This PUD rezoning will provide a common development scheme incorporating access, parking, and signage for the permitted uses. The current PUD, 2007-0925 Williston Law Office

PUD, is limited to the use of a law office and ancillary business entities. The property is originally developed with a 1,530 square foot which was converted to office space.

**PUD Ord. 2007-0925-E was approved with the following conditions:**

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated September 12, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.**
- (b) One externally illuminated, double-faced, monument-style sign is permitted along LaSalle Street, not to exceed five feet in height and twenty-four square feet in area.**

**The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

- (a) Traffic Engineering Division has issued a new Memorandum and therefore the Planning and Development Department does not recommend forwarding this condition.**
- (b) The Written Description for the proposed Planned Unit Development has been updated to include this condition and therefore the Planning and Development Department does not recommend forwarding this condition.**

#### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

#### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The original PUD (2007-925-E) allowed for the following uses: a Law Office with ancillary business entities; single family dwelling; multi-family dwelling. A law office is considered the same use as a professional office, by the Comprehensive Plan. Therefore, there are no proposed changes to the existing uses allowed on the site. The proposed PUD is being requested to permit the development of a real estate and law office use on the subject property.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The proposed site is located within the Urban Priority Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**Airport Environment Zone**

The site is located within the 300 foot Height and Hazard Zone for the Jacksonville Naval Air Station- NAS JAX. Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

**Flood Zone**

The entire subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

#### **Neighborhood Action Plan**

The subject site is located within the boundaries of the North San Marco Neighborhood Action Plan. The site is located within an area described by the Plan as the Old San Marc District. While the Plan makes no specific land use or zoning recommendations for the subject site, it recommends that Requests for intensification of zoning (through exceptions, rezoning, or Planned Unit Developments) should not be supported by the Planning and Development Department unless it can be demonstrated that there will be a benefit to the neighborhood. The plan also recommends that PUDs are reviewed to see if they were filed in order to “solve” a common problem facing North San Marco parcels, which was not accounted for in the zoning code. The proposed PUD is requesting to change the allowed use of law offices to professional offices, which are considered the same use by the Comprehensive Plan. Therefore, there are no proposed changes to the existing uses allowed on the site.

#### ***(C) Does the proposed rezoning conflict with any portion of the City’s land use Regulations?***

The intended development will meet all portions of the City’s land use regulations and furthers their intent by providing specific development standards.

#### ***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR).

#### ***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO).

#### ***(3) Allocation of residential land use***

This proposed Planned Unit Development is being requested to permit the development of a real estate and law office use on the subject property. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan’s Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

#### ***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

**The use of existing and proposed 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.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, vehicular access for the subject property shall be along Larue Avenue. A carport is present that fronts Larue Street. The Traffic Engineering Division has provided comments that include: An ADA parking space is required.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject parcel is located in an area where single-family and multi-family residential, professional office, and institutional uses are prevalent. Professional Office development at this location is compatible with the character of the area.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Multi-Family Dwelling
South	MDR	RMD-D	Single-Family Dwelling
East	MDR	RMD-D	Multi-Family Dwelling
West	MDR	RMD-D	Multi-Family Dwelling

***(6) Intensity of Development***

The proposed development is consistent with the RPI functional land use category with specific reference to the following:

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated February 23, 2021, JEA has no objection to proposed PUD. Any modifications to the existing water or sewer services to meet the JEA Design Standards in effect at the time of construction plan approval.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:**

*(7) Usable open spaces plazas, recreation areas.*

No recreation area is required.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

*(9) Listed species regulations*

No wildlife survey was required as the project is less than the 50-acre threshold.

*(10) 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.

*(11) Sidewalks, trails, and bikeways*

The property is developed with existing sidewalks along LaSalle Street and Larue Avenue.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **February 23, 2021** by the Planning and Development Department, the Notice of Public Hearing sign was posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0109** be **APPROVED** with the following exhibits:

- The original legal description dated January 26, 2021.**
- The original written description dated January 18, 2021.**
- The original site plan dated August 6, 2007.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0109** be **APPROVED**.



**Aerial View**

*Source: JaxGIS*



**View of the Subject Property**

*Source: Planning & Development Dept.  
Date: February 23, 2021*



**View of the Subject Property**

*Source: Planning & Development Dept.  
Date: February 23, 2021*



**View of property to the West**

*Source: Planning & Development Dept.*

*Date: February 23, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>	<p>0 45 90 180        Feet</p> <p><b>COUNCIL DISTRICT:</b>        5</p>
<p><b>TRACKING NUMBER</b>        T-2021-3328</p>		<p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>

**Application For Rezoning To PUD**

**Planning and Development Department Info**

**Ordinance #** 2021-0109 **Staff Sign-Off/Date** ELA / 02/23/2021  
**Filing Date** 02/23/2021 **Number of Signs to Post** 1

**Hearing Dates:**

**1st City Council** 03/23/2021 **Planning Commission** 03/18/2021  
**Land Use & Zoning** 04/06/2021 **2nd City Council** 04/13/2021

**Neighborhood Association** SAN MARCO PRESERVATION SOCIETY  
**Neighborhood Action Plan/Corridor Study** N SAN MARCO NAP, SAN MARCO OVERLAY

**Application Info**

**Tracking #** 3328 **Application Status** FILED COMPLETE  
**Date Started** 01/18/2021 **Date Submitted** 01/18/2021

**General Information On Applicant**

**Last Name** KNIGHTING **First Name** BLAIR **Middle Name**

**Company Name**  
 KIMLEY HORN AND ASSOCIATES, INC.

**Mailing Address**  
 12740 GRAN BAY PARKWAY WEST, SUITE 2350

**City** JACKSONVILLE **State** FL **Zip Code** 32258

**Phone** 9048283917 **Fax** 904 **Email** BLAIR.KNIGHTING@KIMLEY-HORN.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

**Last Name** ROSE **First Name** ALEXANDER **Middle Name**

**Company/Trust Name**  
 ROSEPROP, LLC

**Mailing Address**  
 1104 LASALLE STREET

**City** JACKSONVILLE **State** FL **Zip Code** 32207

**Phone** 9048283917 **Fax** **Email** BLAIR.KNIGHTING@KIMLEY-HORN.CO

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2007-0925-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	080063 0100	5	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

MDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.08

**Development Number**

**Proposed PUD Name** LASALLE OFFICE PUD

**Justification For Rezoning Application**

DUE TO THE LIMITED NATURE OF THE PERMITTED USES IN THE EXISTING PUD, THE APPLICANT IS REQUESTING TO REZONE TO A PUD TO ALLOW PROFESSIONAL OFFICES NOT LIMITED TO LAW OFFICES.

**Location Of Property**

**General Location**

SOUTHEAST CORNER OF LASALLE AND LARUE

House #	Street Name, Type and Direction	Zip Code
1104	LASALLE ST	32207

**Between Streets**

and

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H**  Aerial Photograph.
- Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K**  Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
  - 0.08 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**  
  - 56 Notifications @ \$7.00 /each:** \$392.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,671.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

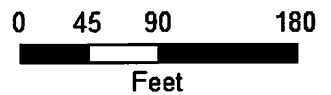
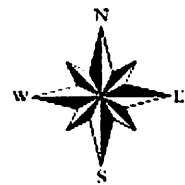
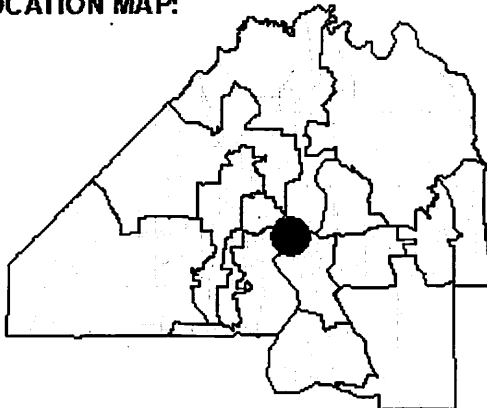


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5**

**TRACKING NUMBER**

**T-2021-3328**

**EXHIBIT 2  
PAGE 1 OF 1**



**Exhibit 1**  
**Legal Description**  
January 26, 2021

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**1104 La Salle Street**

**The North 60 Feet of the West 60 feet of block 5, Oklahoma, as per plat thereof, recorded in Plate Book 2, Page 7, of the Public Records of Duval County, Florida.**

**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.

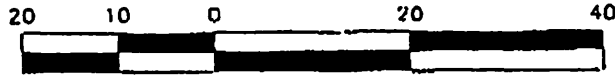
G. **Listed Species Regulations:** The Property is less than fifty acres; therefore, a listed species survey is not required.

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.

# EXHIBIT E

## PUD Site Plan

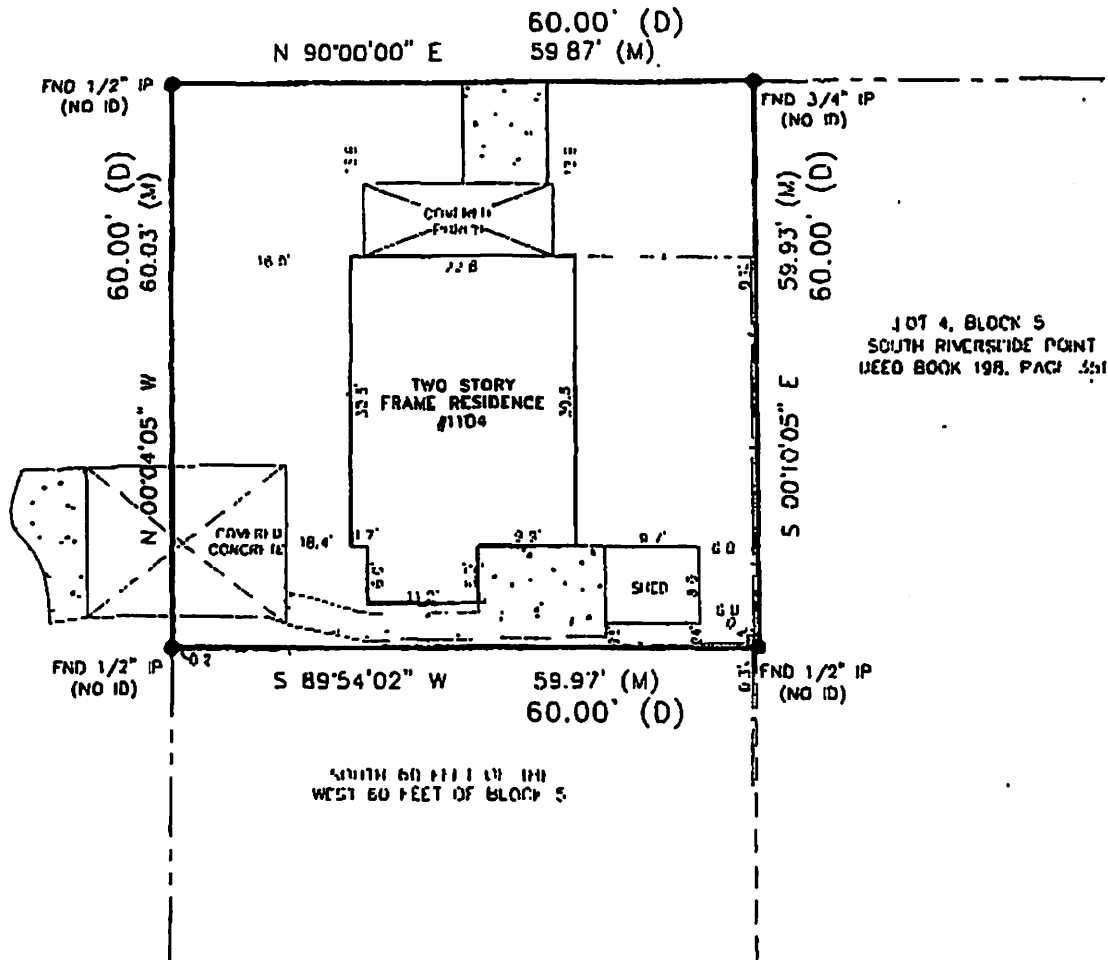


SCALE IN FEET  
1" = 20'

CERTIFICATION:  
FIDELITY NATIONAL TITLE COMPANY

LA SALLE STREET  
(60 FOOT RIGHT OF WAY)

LA RUE AVENUE  
(60 FOOT RIGHT OF WAY)



LOT 4, BLOCK 5  
SOUTH RIVERSIDE POINT  
NEED BOOK 198, PAGE 351

SOUTH 60 FEET OF THE  
WEST 60 FEET OF BLOCK 5

8/6/2007

# EXHIBIT F

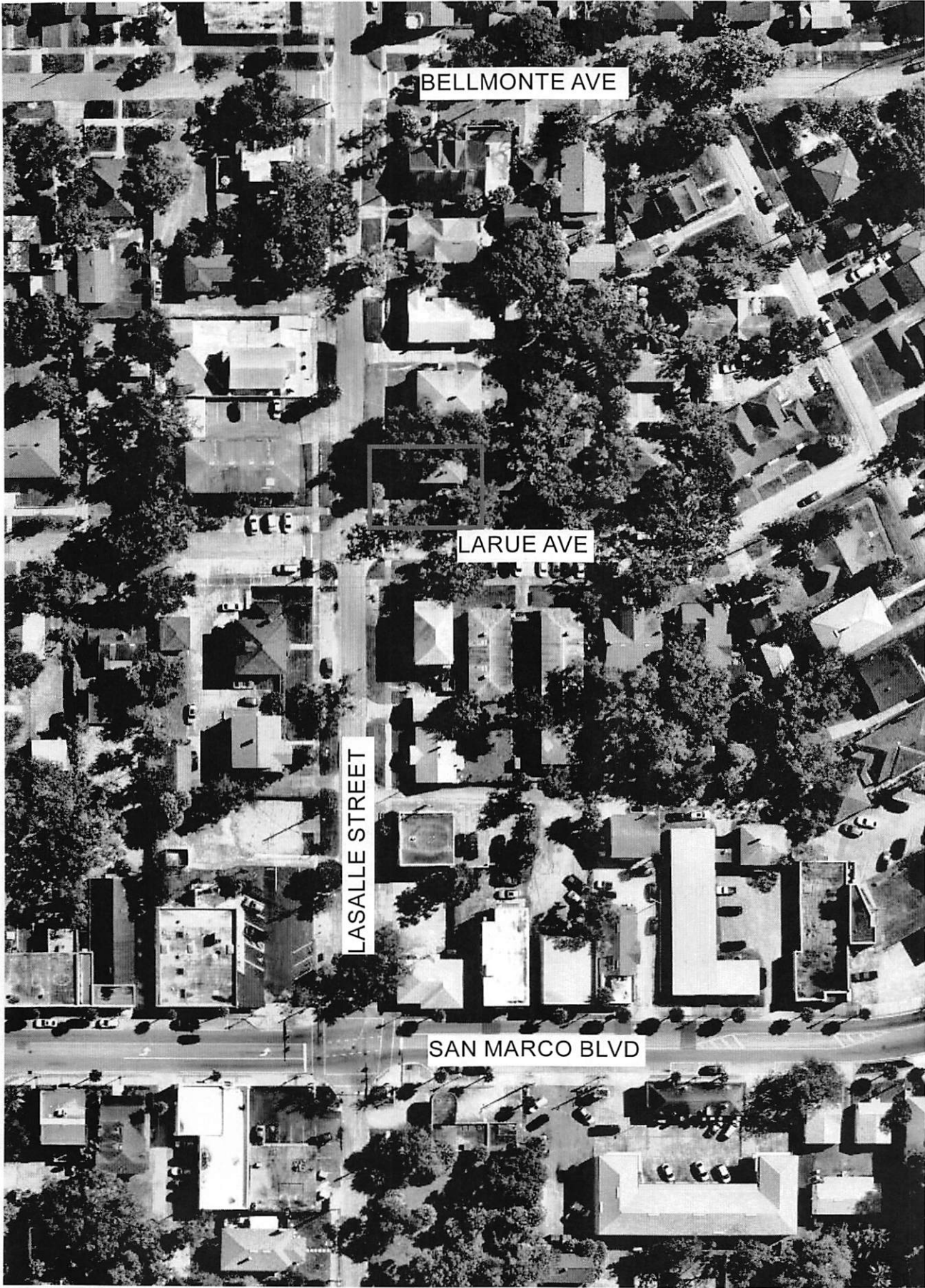
PUD Name

**LaSalle Office PUD**

## Land Use Table

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Total gross acreage	<b>0.08</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Commercial	<b>0.08</b> Acres	<b>100</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use (Pond)	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b> Acres	<b>0</b> %
Passive open space	<b>0</b> Acres	<b>0</b> %
Public and private right-of-way	<b>0</b> Acres	<b>0</b> %
Maximum coverage of buildings and structures	<b>1,800</b> Sq. Ft.	<b>50</b> %



**Kimley»Horn**

Expect More. Experience Better.



Legend  
Project Site

WILLIAMS LAW OFFICES PUD

AERIAL MAP-1104 LASALLE STREET





**Legend**  
Project Site

**WILLIAMS LAW OFFICES PUD**  
**VICINITY MAP-1104 LASALLE STREET**