

Historic Kings Road PUD  
PUD Written Description  
January 4, 2024

Engineer: None

Property Address: 9790 Historic Kings Road South

Zoning: Current – PUD  
Proposed – PUD

Land Use: Current – RPI  
Proposed - BP

Wetlands: Pursuant to Section 656.341 (G), Zoning Code, the Jurisdictional wetlands have been delineated by our Environmental Specialist, there are no wetlands on site, however, as per the permitting criteria of The St. Johns River Water Management District, DEP and U.S. Army Corps of Engineers. The Development will meet all the regulatory Requirements of the aforementioned agencies.

Wildlife Survey: Not required.

I. DESCRIPTION OF PROJECT

The 3.4+/- acre project is located on the west side of Historic Kings Road, just south of Sunbeam Road and North of Lourcey Street. The entrance to this development will be on Historic Kings Road, designed in a manner to encourage traffic to travel to the site from Sunbeam Road and exit only toward Sunbeam Road. This property is located directly across the street from a CSX Railroad and Light Industrial land currently owned by Gate Petroleum and used as a storage facility for gas tanks and gas tanker trucks. The 3.4+/- acres is sparsely treed. The property currently is being developed for warehousing.

II. USES AND RESTRICTIONS

A. Permitted Uses

- i. Wholesaling, warehousing, inside storage or distribution establishments or similar uses.
- ii. Business and Professional Offices
- iii. Building trades contractors with inside storage equipment and trucks not in excess of three quarter-ton capacity.
- iv. Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.

- v. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- vi. Indoor recreation.

III. DESIGN GUIDELINES

A. Lot Requirements

- i. Maximum lot coverage: 35%
- ii. Minimum setbacks:
  - 1. Front yard 10 ft
  - 2. Side yard 10 ft
  - 3. Rear yard 10 ft
  - 4. 10 FT between all buildings on-site
- iii. Maximum building height 35 ft

B. Additional Design Criteria

i. FENCING

The western part of the property along with the property that fronts Lourcey Street shall have a six-foot 95% opaque fence running continuously along the property line.

ii. PARKING REQUIREMENTS

Parking shall be consistent with the requirements of Part 6 of the Zoning Code, however, no vehicles greater than three-ton capacity shall be parked on the site.

iii. ACCESS

Vehicular access will be provided from Old Historic Kings Rd. And Lourcey Rd. As shown on the site plan dated August 2023 and made part of this application clearly shows the access points. The entry way will be designed to encourage entrance to the site from the south, Sunbeam Road, and exit only to the north, toward Sunbeam Road. Traffic will be encouraged to not use Lourcey Street as a means of travel.

iv. LANDSCAPE

Landscape will be designed in accordance with Chapter 656, Part 12 of the Zoning Code, however, there shall be a 20' landscape buffer along the western part of the property and the part of the property fronting Lourcey Street. A shade tree shall be planted every forty linear feet within the landscape buffer.

v. DRAINAGE

The drainage will be routed through the stormwater treatment system as per St. Johns River Water Management District criteria, treated and then discharged. Stormwater retention systems will be constructed on site as needed.

vi. PHASING

This project will be developed in one phase.

vii. UTILITIES

The project will be served with public water and sewer service by JEA.

viii. SIGNAGE

1. Street frontage sign(s) will only be on Historic Kings Road, which is not to exceed (1) square foot for each linear foot of street frontage, to maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height and shall have architectural elements and design consistent with the buildings with which they are associated.
2. Wall signs are not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
3. One (1) under the canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
4. Directional signs shall not exceed four (4) square feet.

ix. SIDEWALKS

Sidewalks will be provided as per the requirements of the City of Jacksonville Comprehensive Plan.

x. CIRCULATION and ROADWAY DESIGN

Prior to verification of substantial compliance pursuant to Section 656.34 1(G) Zoning Code, the vehicular access and design of said access Points and interior vehicular circulation, connections, and termination of Roadways including design of pavement, right-of-way width, and general Design, will be submitted to Planning Department, Transportation Planning, Public Works, and Traffic Engineer. This roadway layout is a conceptual and may be adjusted for engineering, geometry, and other requirements.

IV. 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 identifying all existing and proposed uses within the Property and showing the general layout of the overall Property.

V. PUD REVIEW CRITERIA

- A. *Consistency with the Comprehensive Plan.* This PUD is consistent with the Comprehensive Plan.
- B. *Consistency with the Concurrency Management System.* The property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office.
- C. *Internal Compatibility/Vehicular Access.* The Property will be developed in a manner to encourage traffic to enter from the north and exit in the same direction, toward Sunbeam rd. And away from Lourcey Street.
- D. *External Compatibility/Intensity of Development.* The property is adjacent to Light Industrial property to the east a Rural residential to the west. The property will serve as a buffer and an appropriate transition between the two.
- E. *Impact on Wetlands.* There are no wetlands on the Property.
- F. *Listed species regulation.* Not required.
- G. *Sidewalks.* Sidewalks will be provided, there are currently no sidewalks.
- H. *Stormwater retention.* Stormwater retention will be permitted and built according to the rules of the appropriate governing agencies.
- I. *Utilities.* Water and Sewer will be provided by JEA.

VI. SUCCESSOR IN TITLE

All successors in title to the property shall be bound to the terms and conditions of this PUD.