

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

June 23, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-19 **Application for: Gate – Burnt Mill PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 with Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 28, 2022
2. The original written description dated April 28, 2022
3. The original site plan dated April 21, 2022

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated January 24, 2022, or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated January 24, 2022, or as otherwise approved by the Planning and Development Department.

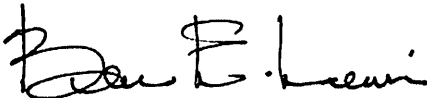
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	8-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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 2022-0019 TO****PLANNED UNIT DEVELOPMENT****JUNE 23, 2022**

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 2022-0019 to Planned Unit Development.

Location: 0 Gate Parkway; Northeast Quadrant of Gate Parkway and Burnt Mill Road

Real Estate Number: Portion of 167741-0580

Current Zoning Districts: Planned Unit Development (PUD 2016-0283)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: 3—Southeast

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owners: Lane Gardner
S-15 Land Holdings, LLC
2800 Post Oak Boulevard
Houston, Texas 77056

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0019 seeks to rezone approximately 2.02± acres of land from PUD to PUD. The rezoning to a new PUD is being sought to permit for the development an auto laundry facility and other commercial uses in the Community/General Commercial (CGC) Functional Land Use Category.

The need for the PUD arises from the current PUD's omission of auto laundry uses. The proposed development also seeks to increase signage allowance and retain all uses currently permitted under PUD Ordinance 2016-0283. For more information, please see the attached Written Description (**Exhibit 3**).

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 Community/General Commercial (CGC) 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.

According to the land use category description, Community General Commercial (CGC) in the Urban Development Area is intended to provide commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices including veterinary offices; commercial recreational and entertainment facilities; auto repair and sales, mobile home / motor home rental and sales, boat storage and sales; off street parking lots and garages; and filling stations.

The proposed Planned Unit Development (PUD) will allow for an auto laundry use, and in the alternative, a use that is consistent with a commercial use permitted pursuant to Ordinance 2016-283-E. The allowed uses in the subject PUD are consistent with the CGC land use category.

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 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject site is currently zoned for commercial uses and has a Future Land Use Category of CGC. The proposed PUD will allow for a currently vacant piece of land to be developed into a commercial use that the land was designated for. The proposed PUD will allow the existing area to commercialize rather than be developed with potentially incompatible uses.

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 subject property is located in the Urban Area and according to the attached JEA Availability Letter, **2021-4861**, the proposed development must connect to City water and sewer using the property's existing JEA water and sewer accounts.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to a PUD would allow for commercial infill on an undeveloped parcel.

Transportation Element (TE):

Policy 1.3.4

Map T-1 identifies sectors within the existing TMA. As part of the data and analysis supporting the establishment of the TMA, the City has identified for each sector within the TMA, potential land uses and corresponding projected external vehicle trips, which are consistent with currently applicable functional land use categories. Any Future Land Use Map (FLUM) series

amendments within the TMA to non-residential functional land use categories shall be consistent with the mix of use and total external vehicle trips in the supporting data and analysis or shall be supported by revised data and analysis and any necessary amendments to the TMA and policies herein.

The transportation analysis also determined that the subject site is located in the Transportation Management Area (TMA). Trips associated with land uses in the TMA were calculated using trip rates and equations from a previous version of the ITE Trip Generation Manual, along with internal capture and pass-by traffic rates established in the original transportation analysis for the TMA. Consistent with TE Policy 1.3.4, the Transportation Planning Division requires that a trip generation and operational analysis of the adjacent roadway network, performed by a licensed professional traffic engineer, be conducted to determine the impact to the external TMA trips because of the land use change. A methodology meeting with the Transportation Planning Division must be held prior to commencement of the study. The traffic analysis is subject to approval of Planning and Development Department and the City of Jacksonville Traffic Engineer.

(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.

Pursuant to the provisions of Section 656.341(d) 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 for rezoning to Planned Unit Development district:

(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 category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(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) prior to development approvals.

(3) Allocation of residential land use

The proposed Planned Unit Development intends to utilize the subject property for an auto laundry facility. Moreover, the 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: With the exception of providing an uncomplementary buffer, the subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: The proposed development is located at the northeast corner of Burnt Mill Road and Gate Parkway. Gate Parkway is currently operating at 61.32% of capacity. This segment of Gate Parkway has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 23,063 vpd.

As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using an unnamed 60-foot right-of-way off Burnt Mill Road.

(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 proposed development is located at the northeast corner of Burnt Mill Road and Gate Parkway. Although being primarily developed for an auto laundry facility, the subject site will preserve the commercial character of the area by providing for a varying degree of nonresidential uses within the general vicinity.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	PUD 2016-0283-E	Vacant (Undeveloped)
South	RPI	PUD 2002-0614-E	Commercial Retail and Service

East	CGC	PUD 2016-0283-E	Hospital (Under Construction)
West	CGC	PUD 2018-0337-E	Vacant (Undeveloped)

(6) Intensity of Development

The proposed development is consistent with the CGC 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 January 20, 2022, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 15,500 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property has frontage along Gate Parkway, functionally classified as a minor arterial facility, and Burnt Mill Road, a functionally unclassified right-of-way. However, the development will have direct access via an unnamed 60-foot right-of-way off Burnt Mill Road.

The Traffic Engineer has reviewed the application and issued several comments. **Staff supports the Engineer's findings and forwards the following:**

- If the "60' ROW" shown on the site plan will be dedicated to the City of Jacksonville, there shall be no parking on it and the dumpster shall not be accessed from the city street.
- Although it is not labelled, it is assumed that the southern driveway is enter only and the northern driveway is exit only. The driveway shall be signed accordingly to prevent drivers from going the wrong way.
- Demonstrate through a traffic study that the southern driveway will be outside of the queue length of the roundabout. The road shown on the "60' ROW" will continue to Village Crossing Drive. Vehicles from the developments on Park Village Drive shall be taken into account for the queue length at the roundabout.

The application was also forwarded to the Transportation Planning Division for review. **Staff supports the Division's findings and forwards the following:**

- This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 the presence of any flood zones or 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 subject site will be developed in accordance with Part 6 of the Zoning Code. In addition to the self-service vacuuming station spaces, the applicant has requested a specialized set of parking standards for employees of the auto laundry facility, which will be developed as one (1) space per employees.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 20, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0019** be **APPROVED with the following exhibits:**

- 1. The original legal description dated April 28, 2022**
- 2. The original written description dated April 28, 2022**
- 3. The original site plan dated April 21, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0019** be **APPROVED WITH CONDITION.**

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated January 24, 2022, or as otherwise approved by the Planning and Development Department.**

Figure A:



Source: Planning & Development Dept, 11/19/21

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 01/20/22

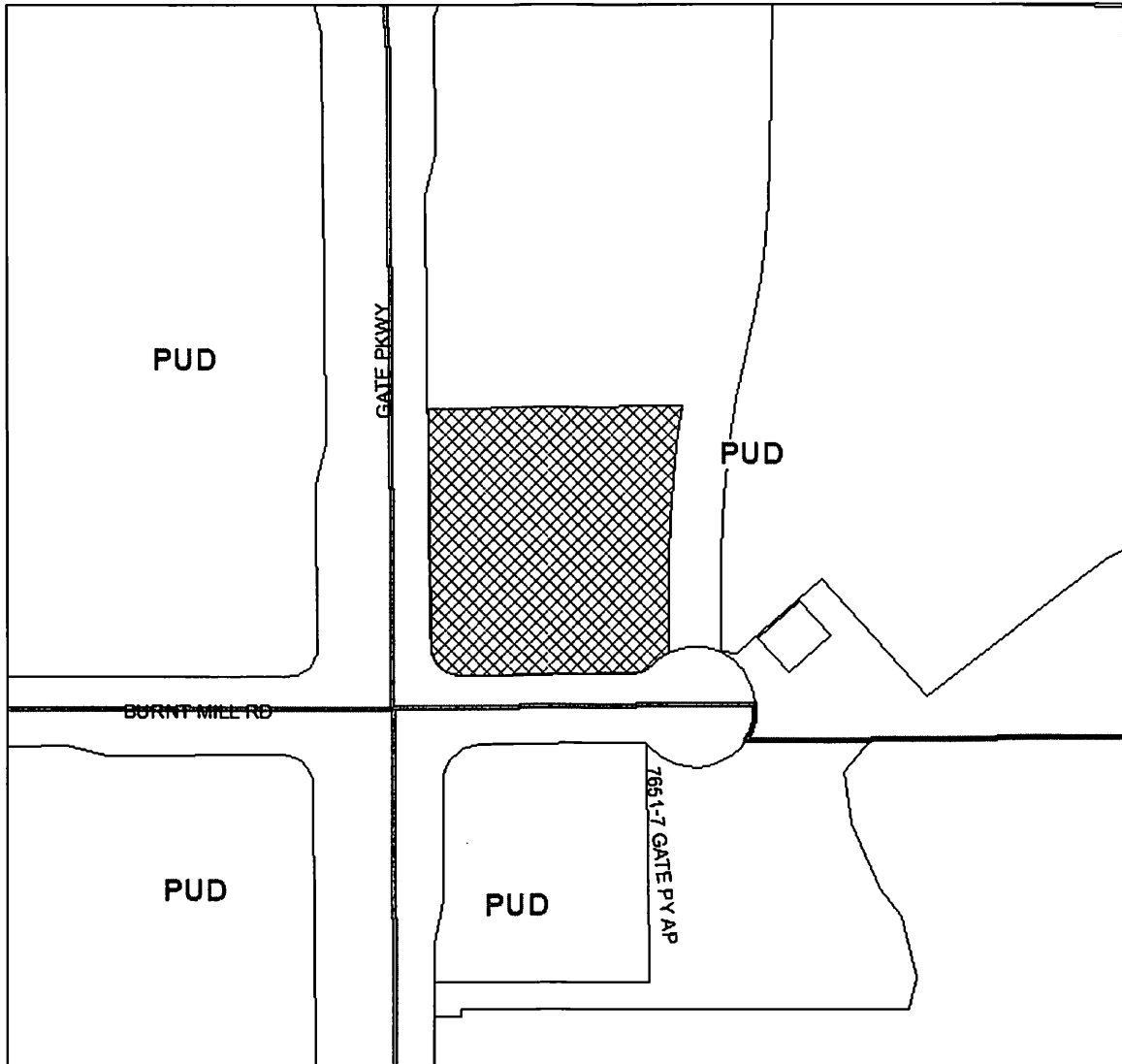
View of the subject property, facing east on Gate Parkway.

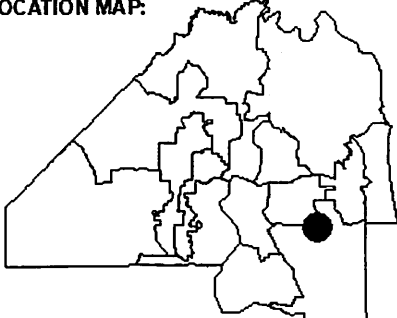

Figure C:



Source: Planning & Development Dept, 01/20/22

View of the subject property, facing north on Burnt Mill Road.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2019-0019</p>	<p>TRACKING NUMBER</p> <p>T-2022-3877</p>	<p>COUNCIL DISTRICT:</p> <p>11</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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

DATE: January 24, 2022

TO: Arimus Wells, City Planner III
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0019

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- If the "60' ROW" shown on the site plan will be dedicated to the City of Jacksonville, there shall be no parking on it and the dumpster shall not be accessed from the city street.
- Although it is not labelled, it is assumed that the southern driveway is enter only and the northern driveway is exit only. The driveway shall be signed accordingly to prevent drivers from going the wrong way.
- Demonstrate through a traffic study that the southern driveway will be outside of the queue length of the roundabout. The road shown on the "60' ROW" will continue to Village Crossing Drive. Vehicles from the developments on Park Village Drive shall be taken into account for the queue length at the roundabout.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0019 **Staff Sign-Off/Date** ATW / 12/01/2021
Filing Date 12/29/2021 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 02/08/2022 **Planning Commission** 02/03/2022
Land Use & Zoning 02/15/2022 **2nd City Council** N/A
Neighborhood Association BAYMEADOWS COMMUNITY COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3877 **Application Status** FILED COMPLETE
Date Started 11/03/2021 **Date Submitted** 11/04/2021

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GARDNER **First Name** LANE **Middle Name**
Company/Trust Name S-15 LAND HOLDINGS LLC
Mailing Address 2800 POST OAK
City HOUSTON **State** TX **Zip Code** 77056
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2016-283

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167741 0580	11	3	PUD	PUD

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

Existing Land Use Category
CGC

Land Use Category Proposed?
If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.02

Development Number

Proposed PUD Name GATE/BURNT MILL PUD

Justification For Rezoning Application

SEE EXHIBIT 3 ATTACHED.

Location Of Property

General Location
 SOUTH OF VILLAGE CROSSING, EAST OF GATE PARKWAY AND NORTH OF BURNT MILL

House #	Street Name, Type and Direction	Zip Code
0	GATE PKWY	32256

Between Streets
 BURNT MILL DRIVE and VILLAGE CROSSING DRIVE

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**
 - 2.02 Acres @ \$10.00 /acre:** \$30.00
- 3) Plus Notification Costs Per Addressee**
 - 7 Notifications @ \$7.00 /each:** \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,338.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

GATE/BURNT MILL PUD

April 28, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: a portion of 167741-0580**
- B. Land Use Designation: CGC**
- C. Current Zoning District: PUD (2016-283-E)**
- D. Proposed Zoning District: PUD**

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Applicant intends to rezone approximately 2.02 acres from Planned Unit Development (“PUD”) to PUD. The property is more particularly described by the legal description dated April 28, 2022 and attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for an auto laundry use, and in the alternative, a use that is consistent with a commercial use permitted pursuant to Ordinance 2016-283-E. The PUD allows for the development of the proposed use in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this Written Description and the Conceptual Site Plan dated April 12, 2022, which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”).

The existing property is currently vacant. The Property is designated as Community/General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. The PUD shall be developed consistent with the applicable GCG – Urban Area land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	RPI	PUD	Office, Multi-family & Retail
East	RPI	PUD	I-295 & Vacant
North	CGC & RPI	PUD	Vacant
West	CGC	PUD	Townhomes & Vacant

IV. PUD DEVELOPMENT CRITERIA

A. Permitted Uses

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all

Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

1. *Permitted Uses and Structures.*

a) Auto Laundry.

b) Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These include drive-through and drive-in facilities, and restaurants with drive-through and drive-in facilities.

c) Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

d) Fruit, vegetable, poultry or fish market.

e) Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.

f) Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both.

g) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.

h) Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.

i) Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.E.6 below.

j) Restaurants with on premises consumption of beer, wine and alcohol.

- k) The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.
- l) Restaurants with the outside sale and service of food.
- m) Retail and restaurant kiosks (static or mobile kiosks).
- n) Hotels and motels.
- o) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.E.8 below.
- p) Blueprinting and job printing.
- q) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.
- r) Express or parcel delivery offices, but not trucking distribution centers.
- s) Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.E.10 below.
- t) Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.E.5 below, which may include outdoor sales, entertainment, and public displays.
- u) Parking decks and parking garages.
- v) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- w) Child and adult day care centers meeting the performance standards in Section IV.E.1 below.
- x) Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.E.7 below.
- y) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers subject to performance standards in Section IV.E.2 and 3 below.

z) Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.

aa) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

bb) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

cc) Mail centers/kiosks.

dd) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.

2. *Permitted Uses by Exception: None.*

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.*

a) Minimum lot width: None.

b) Minimum lot area: None.

c) Maximum lot coverage by all buildings: Seventy (70) percent.

d) Minimum Setback from Property Boundary: Twenty (20) feet.

e) Maximum height of structure: Thirty-five (35) feet; provided, height may be unlimited where the required Minimum Setback from Property Boundary is increased one (1) foot for every one (1) foot of building height in excess of thirty-five (35) feet.

B. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

C. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

D. Accessory Uses and Structures.

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as

the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure.

E. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Child or day care centers shall be permitted subject to the following conditions:
- a) Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be permitted subject to the following conditions:
- a) Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
4. Home occupations shall be permitted subject to Section 656.401(n)(1), (2), and (4), Ordinance Code.
5. Off-street parking lots shall be permitted subject to the following condition:
- a) There shall be no storage, sales or service activity of any kind on these lots.
 - b) Vehicles parked on the lot shall be limited to automobiles for employee and customer parking.
 - c) If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.
6. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:
- a) The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.

7. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:

a) The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. For example, prior to New Year's Day and the Fourth of July - legal fireworks; prior to Christmas - Christmas trees and ornaments; prior to Halloween - costumes and decorations related to Halloween. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.

b) There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Ordinance Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.

c) There shall be adequate access to the site from the right-of-way, such that the temporary outside retail sales will not result in undue traffic congestion. The site plan for the site shall be submitted to the City Traffic Engineer for review and approval to ensure that access to the site from the right-of-way will not result in undue traffic congestion, prior to the issuance of the permit by the Chief of the Building Inspection Division.

d) Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.

8. Private clubs, conference centers, and meeting facilities shall be permitted subject to the following condition:

a) Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

9. Schools shall be permitted subject to the following conditions:

a) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from any residential properties outside and adjacent to the Property to the extent that it interferes with the residential use of that area.

10. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:

- a) Buildings which are used for animal boarding shall be completely soundproofed.
- b) Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as shown on the PUD Conceptual Site Plan via Burnt Mill Road. The locations and design of the access points and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan. Internal Pedestrian/Bicycle Circulation paths shall be provided as shown on the PUD Site Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code.

1. *Buffers*

The City's Ordinance Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. With regard to the proposed auto laundry, it is considered compatible with the uses provided for in Ordinance 2016-283-E and no buffers between the auto laundry and the adjacent uses shall be required; provided, however, if the Property is developed with a minor or major repair shop, the buffer required under Section 656.1216 shall be provided between that use and any Residential uses.

2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes (to allow for return radii and turn lanes to meet the needs of the travelling public).

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

D. Signage

1. *Identity Monument Signs.*

One (1) single or double-sided identity monument sign is permitted on which may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. *Other Signs.*

a. Wall signs are permitted.

b. Awning signs are permitted.

c. Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

d. Under canopy signs are permitted not exceeding a maximum of ten (10) square feet in area per side.

e. Directional signs will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

f. Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

g. Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

- h. Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

E. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible.

F. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. If the site is developed with a use other than an auto laundry, the site plan shall be modified via a minor modification.

G. Parking and Loading Requirements for Vehicles and Bicycles

The auto laundry shall provide at least one on-site parking space per employee in addition to the self-service vacuuming station spaces. All other uses will comply with City parking, loading and bicycle space requirements.

H. Lighting

To minimize the effects of site lighting on any residential properties adjacent to but outside of the Property, directional site lighting fixtures will be utilized along the Property boundaries with any adjacent residential properties to cast light downward onto the PUD site.

I. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

J. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on August 27, 2021.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes an auto laundry use or, in the alternative, other uses that are consistent with CCG-1 zoning. Additionally, considering the urban nature of this site, the mixed use nature of the proposed development surrounding the Property, the residential density of abutting and nearby existing developments, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed uses are appropriate and compatible with abutting and nearby development.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it requires an increased buffer along the eastern boundary of the Property; it contains preservation provisions which would otherwise not be required; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	CCG-1	Proposed PUD	Reasoning
Uses	<p>(1) Commercial retail sales and service establishments.</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.</p> <p>(4) Hotels and motels.</p> <p>(5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p>	<p>a) Auto Laundry.</p> <p>b) Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These include drive-through and drive-in facilities, and restaurants with drive-through and drive-in facilities.</p> <p>c) Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>d) Fruit, vegetable, poultry or fish market.</p> <p>e) Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.</p> <p>f) Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off</p>	<p>To permit an auto laundry use which is not currently permitted under the existing PUD.</p>

<p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or</p>	<p>premises consumption or both.</p> <p>g) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.</p> <p>h) Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.</p> <p>i) Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.E.6 below.</p> <p>j) Restaurants with on premises consumption of beer, wine and alcohol.</p> <p>k) The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.</p> <p>l) Restaurants with the outside sale and service of food.</p> <p>m) Retail and restaurant kiosks (static or mobile kiosks).</p> <p>n) Hotels and motels.</p> <p>o) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.E.8 below.</p> <p>p) Blueprinting and job printing.</p> <p>q) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.</p> <p>r) Express or parcel delivery offices, but not trucking distribution centers.</p> <p>s) Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.E.10 below.</p> <p>t) Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.E.5 below, which may include outdoor sales, entertainment, and public displays.</p> <p>u) Parking decks and parking garages.</p> <p>v) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage</p>	
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	<p>distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, <u>Section 656.421</u> (Textile Recycling Bins).</p>	<p>of documents and equipment.</p> <p>w) Child and adult day care centers meeting the performance standards in Section IV.E.1 below.</p> <p>x) Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.E.7 below.</p> <p>y) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers subject to performance standards in Section IV.E.2 and 3 below.</p> <p>z) Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.</p> <p>aa) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.</p> <p>bb) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>cc) Mail centers/kiosks.</p> <p>dd) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.</p>	
<p>Permissible Uses by Exception</p>	<p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided</p>		

	<p>that no outside storage or display of products is allowed).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.</p> <p>(20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.</p>		
<p>Accessory Uses and Structures</p>	<p>Sec. 656.403. - Accessory uses and structures.</p> <p>Accessory uses and structures are permitted in all districts, if those uses and</p>	<p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in</p>	<p>To permit accessory uses and structures typically permitted with commercial uses.</p>

<p>structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, these uses and structures are located on the same lot (or a contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:</p> <p>(a) Accessory uses shall not be located in required front or side yards in a residential district except as follows: (1) On double frontage lots, through lots and corner lots, accessory uses and structures may be located only in a required side yard except where a double frontage lot has frontage on a navigable waterway. (2) Accessory structures for the housing of persons shall not be located in a required yard. (3) Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.</p> <p>(b) Household pets are a permitted accessory use in all residential districts, provided those pets do not become a public nuisance or health hazard.</p> <p>(c) Accessory uses and structures in a residential district shall include noncommercial greenhouses and plant nurseries, private garages and private boathouses or shelters (if boathouses or shelters do not exceed 900 square feet in area), toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers (provided that they do not exceed 50% of the primary structure's building footprint) and similar uses or structures which: (1) Do not involve the conduct of business of any kind, unless otherwise permitted or approved pursuant to Chapter 656. (2) Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood. (3) Do not involve operations or structures not in keeping with the character of a residential neighborhood.</p> <p>(d) Accessory use height: (1) Accessory uses or structures less than 15 feet in height may be located in a required rear of side yard, but not less than five feet from a lot line. (2) Accessory uses or structures greater than 15 feet in height shall meet the same</p>	<p>the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure.</p>	
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	<p>setback requirements as the primary structure and shall not exceed the height of the primary structure.</p> <p>(3) Accessory uses or structures greater than 15 feet in height in the Residential Rural-Acre (RR-Acre) Zoning District, or on a lot at least one acre in size, shall meet the same setback requirements as the primary structure and may exceed the height of the primary structure, up to a maximum height of 35 feet.</p> <p>(4) An attached or detached swimming pool enclosure shall not exceed the height of the primary structure.</p> <p>(e) Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with Chapters 360, 380 and 386, to the extent those Chapters are applicable.</p> <p>(f) Temporary retail sales of holiday gift items shall be accessory uses in all zoning districts subject to the limitations in this Part 4, including the limitation that the accessory sales shall be subordinate to a permitted or permissible nonresidential principal use.</p>		
<p>Lot Requirements</p>	<p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>(e) <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by <u>Section 654.129</u>.</p> <p>(f) <i>Minimum yard requirements.</i></p> <p>(i) Front—None.</p> <p>(ii) Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p> <p>(g) <i>Maximum height of structures.</i> Sixty feet.</p>	<p>3. Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.</p> <p>a) Minimum lot width: None.</p> <p>b) Minimum lot area: None.</p> <p>c) Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d) Minimum Setback from Property Boundary: Twenty (20) feet.</p> <p>e) Maximum height of structure: Thirty-five (35) feet; provided, height may be unlimited where the required Minimum Setback from Property Boundary is increased one (1) foot for every one (1) foot of building height in excess of thirty-five (35) feet.</p>	<p>To revise the lot requirements to reflect the lot requirements set forth in Ordinance 2016-283-E.</p>
<p>Buffers</p>	<p>Sec. 656.416. - Buffers between uncomplementary districts.</p> <p>Appropriate landscaping, fencing or walls shall be provided between uncomplementary land uses or zoning districts as provided in <u>Section 656.1216</u>.</p> <p>Sec. 656.1214. - Vehicular use area interior landscaping.</p> <p>(a) Vehicular use areas open to the public: Except for those uses described in Sections</p>	<p>C. Landscaping/Landscaped Buffers</p> <p>Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code.</p> <p>1. Buffers</p> <p>The City's Ordinance Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. With regard to the proposed auto laundry, it is considered</p>	<p>The proposed PUD provides for buffering consistent with Ordinance 2016-283-E.</p>

<p>656.604(e)(1) and 656.604(f)(1), ten percent of vehicular use areas (VUA's) used for off-street parking, employee parking, auto service stations, outdoor retail display and sale of motor vehicles, service drives, and access drives within property located in multifamily, residential, commercial, industrial, and public facilities use zoning districts shall be landscaped. For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), all vehicle use area landscaping shall satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix.(b)Specialized vehicular use areas closed to the public: Five percent of VUA's used for storage areas for new, used or rental vehicles and boats, bus terminals, motor vehicle service facilities, motor freight terminals, and other transportation, warehousing and truck operations not generally open to the public shall be landscaped.(c)Criteria for distribution: Landscape areas shall be distributed throughout the VUA in such a manner as to provide visual and climatic relief from broad expanses of pavement and at strategic points to channelize and define vehicular and pedestrian circulation. Landscape areas shall contain the following:(1)At least 25 percent of the landscape areas shall be covered with shrubs; the remainder in shrubs, groundcover, mulch or grass, except that mulch shall cover no more than 25 percent of the landscape areas. Plants shall be spaced so as to achieve 90 percent coverage of the landscape areas within two years. Preserved existing understory vegetation may be used to fulfill the landscape area requirement so long as the vegetation meets the height and coverage requirement of the required landscaping;(2)Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.(d)Each row of parking spaces shall be terminated by a landscape island with inside dimensions of not less than five feet wide and 17 feet long, or 35 feet long if a double row of parking. Each terminal island shall contain one tree. Each side of the terminal island adjacent to a travel lane shall have a continuous six inch high curb of concrete or other appropriate permanent material. Terminal islands will be credited toward the satisfaction of the landscape area requirements of this Section;(e)If it can be shown to the satisfaction of the Chief that the strict application of this Section will seriously limit the function of the property,</p>	<p>compatible with the uses provided for in Ordinance 2016-283-E and no buffers between the auto laundry and the adjacent uses shall be required; provided, however, if the Property is developed with a minor or major repair shop, the buffer required under Section 656.1216 shall be provided between that use and any Residential uses.</p> <p>2. Perimeter Landscaping: Driveways to Streets</p> <p>The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes (to allow for return radii and turn lanes to meet the needs of the travelling public).</p> <p>3. Perimeter Vehicle Use Area Buffer</p> <p>A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.</p>	
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	<p>he may approve the location of the required interior landscape area near the perimeter of the VUA or adjacent to a building on the property, so long as the landscape area is within 20 feet of the perimeter of the VUA.</p> <p>Sec. 656.1215. - Perimeter landscaping.</p> <p>(a) Perimeter landscaping adjacent to streets: For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), all perimeter landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix. All VUA's which are not entirely screened by an intervening building from any abutting dedicated public street or approved private street, to the extent such areas are not so screened, shall contain the following:</p> <p>(1) Except for those uses described in Sections 656.604(e)(1) and 656.604(f)(1), a landscaped area of not less than ten square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways. For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), the landscape area is determined by the total number of parking spaces provided and the parking rate. All perimeter landscaping shall conform to Section 656.607(j), Parking Lot Landscaping Matrix, Figure B. Landscaped area calculations shall be met exclusive of any driveway width. The remaining required landscape area shall be located within 30 feet of the street right-of-way;</p> <p>(2) A durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways. Shrubs, walls, fences, earth mounds and preserved existing understory vegetation, or combination thereof, may be used so long as the screen is no less than three feet high measured from the property line grade two years after installation. Shrubs and preserved existing understory vegetation shall be evergreen, a minimum of 18 inches in height and spaced so that 85 percent opacity is achieved within two years. Shrubs located within three feet of a directional sign as defined in Section 656.1302(e) are not required to meet the minimum height requirements of this subsection. Walls or fences shall be no more than four feet in height and of wood or masonry at least 85 percent opaque. Earth mounds shall not exceed a slope of three to</p>		
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<p>one. No less than 25 percent of street side frontage of walls or fences shall be landscaped with shrubs or vines;</p> <p>(3)No less than one tree, located within 25 feet of the street right-of-way, for each 50 linear feet, or fraction thereof, of VUA street frontage. The trees may be clustered, but shall be no more than 75 feet apart. At least 50 percent of the trees shall be shade trees. If an overhead power line abuts the street frontage, then the required trees reaching a mature height greater than 25 feet shall be located at least 20 feet away from the power line;</p> <p>(4)The remainder of the landscape area shall be landscaped with trees, shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total landscape area;</p> <p>(5)Landscape areas required by this Section shall not be used to satisfy the interior landscape requirements. However, the gross area of the perimeter landscaping which exceeds the minimum requirements may be used to satisfy the interior landscape requirements;</p> <p>(6)If a railroad or utility right-of-way separates the VUA from the public street or approved private street, the perimeter landscaping requirements of this Section shall still apply.</p> <p>(b)Perimeter landscaping adjacent to abutting properties: For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), all perimeter landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix. All vehicular areas which are not entirely screened by an intervening building from an abutting property, to the extent such areas are not screened, shall contain the following:</p> <p>(1)A continuous landscape area at least five feet wide between the VUA's and the abutting property, landscaped with shrubs, groundcovers, preserved existing vegetation, mulch and grass.</p> <p>(2)No less than one tree, located within 25 feet of the outside edge of the VUA, for every 50 linear feet, or fraction thereof, of the distance the VUA abuts the adjacent property. Trees may be clustered but shall</p>		
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<p>be no more than 75 feet apart. At least one-half of the required number of trees shall be shade trees.</p> <p>(3) A buffer wall between incompatible land uses as required by Section 656.1216, if applicable.</p> <p>(4) If an alley separates the VUA from the abutting property, the perimeter landscaping requirements shall still apply.</p> <p>(c) Existing landscape screen: If an existing landscape screen has been established on abutting property, then it may be used to satisfy the requirements of this Section, so long as the existing landscape screen is abutting the common property line, and it meets all applicable standards of this Subpart.</p> <p>(d) Driveways to streets: The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be 36 feet. The maximum width of any driveway containing a landscaped island through the perimeter landscape area shall be 48 feet and the driveway shall contain a landscaped island which measures not less than eight feet in width (from back of curb to back of curb) and 18 feet in length, surrounded by a six inch continuous raised curb, or other alternative approved by the Chief. The maximum combined width of all driveways through the perimeter landscape area shall be no more than 48 feet for properties with 100 feet or less of street frontage. For properties with more than 100 feet of street frontage, an additional one foot of driveway through the perimeter landscape area may be constructed for each four feet of street frontage in excess of 100 feet. In no event shall more than 50 percent of any street frontage be paved, nor shall the provisions of this Section be applied to reduce the permitted driveway width to less than 24 feet.</p> <p>(e) Driveways to adjoining lots: Driveways may be permitted by the Chief to adjoining lots of compatible use. The maximum number of driveways which may be allowed shall be determined by first calculating the total length of the VUA perimeter adjacent to property lines of compatible use, less the portion of the VUA separated from the common property line by a building and less the portion of the perimeter VUA separated from the compatible use by a jurisdictional wetland or waterbody and then applying the following criteria:</p> <p>Net Length of Perimeter VUA Maximum Number</p>		
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<p>of Driveways</p> <p>50—149 feet 2</p> <p>150—299 feet 3</p> <p>300—599 feet 4</p> <p>For each additional 500 feet 1 additional driveway</p> <p>The maximum width of any driveway to an adjacent lot shall be 24 feet. The area of the continuous five feet wide perimeter landscape strip normally required where each driveway occurs shall be incorporated into the required perimeter landscape area to each side of the driveway.</p> <p>(f) If a joint driveway easement is provided between adjacent property, then the required perimeter landscaping for each property shall be provided between the drive and any other vehicular use areas. That portion of the drive on each property shall be counted as part of the VUA of each property.</p> <p>Sec. 656.1216. - Buffer standards relating to uncomplementary land uses and zoning.</p> <p>(a) Where uncomplementary land uses or zoning districts are adjacent, without an intervening street, a buffer strip shall be required between the uses or zoning districts. Such buffer strip shall be at least ten feet, except as set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j), in width the entire length of all such common boundaries. The following shall constitute uncomplementary uses and zoning districts:</p> <p>(1) Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings.</p> <p>(2) Office use or zoning districts, when adjacent to single-family or multiple-family dwellings, mobile home parks or subdivisions or lands zoned for single-family or multiple-family dwellings, mobile home parks or subdivisions.</p> <p>(3) Mobile home park use or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings and office uses, or lands zoned for single-family dwellings, multiple-family dwellings or offices.</p> <p>(4) Commercial and institutional uses or zoning districts, when adjacent to single-</p>		
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<p>family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision uses or lands zoned for single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision.</p> <p>(5) Industrial uses or zoning districts, when adjacent to any nonindustrial uses or zoning districts other than agricultural land uses or zoning districts.</p> <p>(6) Utility sites such as transmission or relay towers, pumping stations, electrical substations, telephone equipment huts or other similar uses when adjacent to single-family dwellings, multiple-family dwellings, mobile homes, offices, institutional uses or zoning districts or adjacent to public or approved private streets.</p> <p>(7) On property zoned for government use, the proposed government use most similar to the land uses or zoning districts specified above shall determine the buffer standards.</p> <p>(b) Buffer material requirements shall be as follows:</p> <p>(1) Tree count. The total tree count required within the buffer strip shall be determined by using a ratio of one tree for each 25 linear feet of required buffer strip, or majority portion thereof, with a minimum of 50 percent of the trees being shade trees. Trees shall be spaced so as to allow mature growth of the trees, but spaced no greater than 40 feet on center.</p> <p>(2) Ground cover. Grass or other ground cover shall be planted on all areas of the buffer strip required by this Section which are not occupied by other landscape material.</p> <p>(3) Visual screen. A visual screen running the entire length of common boundaries shall be installed within the buffer strip, except at permitted access ways. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping, earth mounds or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Earth mounds shall not exceed a slope of three to one. If a visual screen, which satisfies all applicable standards, exists on adjacent property abutting the property line or exists between the proposed</p>		
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	<p>development on the site and the common property line, then it may be used to satisfy the visual screen requirements. Except for industrial uses or ones, whenever a preserve area or water body at least 100 feet wide when measured perpendicular to the property line separates the uncomplementary uses, then the visual screen height requirement shall be reduced to three feet and the buffer strip width shall be reduced to five feet, when measured from the top of the lake bank or the jurisdictional wetland edge. If a plant is used for the visual screen, it shall be a minimum height of 24 inches at the time of installation.</p> <p>(4)Prevailing requirement. Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplementary land use buffer strip requirements of the article, the latter requirements shall prevail.</p> <p>(5)Hardship. If the Chief determines that the construction of a landscape buffer area required by this article would create a hardship for the existing structures or vehicular use areas, the Chief may approve a buffer area with a width no less than five feet, provided such buffer area meets the visual screening requirements of this article.</p> <p>(c)The buffer strip shall not be used for principle or accessory uses and structures, vehicular use areas, dumpster pads, signs, equipment, storage. Slopes within buffer strips shall not exceed four to one.</p> <p>(d)If a water body exists along the common property line between uncomplementary uses which is less than 100 feet wide when measured perpendicular to the property line then the buffer strip shall be established between the use and the water body. Preserve areas may be used as buffer strips, so long as the tree and visual screen requirements can be satisfied.</p>		
<p>Signage</p>	<p>CCG, CCBD and CR zoning districts—</p> <p>(i)One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii)Wall signs are permitted.</p> <p>(iii)One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv)In lieu of the street frontage sign</p>	<p>1. Identity Monument Signs.</p> <p>One (1) single or double-sided identity monument sign is permitted on which may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p>2. Other Signs.</p> <p>a. Wall signs are permitted.</p> <p>b. Awning signs are permitted.</p> <p>c. Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the</p>	<p>To provide for a cohesive signage plan which anticipates commercial uses.</p>

	<p>permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.</p> <p>d. Under canopy signs are permitted not exceeding a maximum of ten (10) square feet in area per side.</p> <p>e. Directional signs will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>f. Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.</p> <p>g. Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>h. Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.</p>	
Architectural Guidelines	None.	Buildings, structures, and signage shall be architecturally compatible.	To provide for internal compatibility.

IX. NAMES OF DEVELOPMENT TEAM

Owner/Developer: BFC Property Holdings Inc.

Engineer: Prosser

X. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

XI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC- Urban Area land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

D. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

E. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, a maintenance company and/or an owners' association.

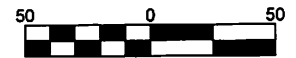
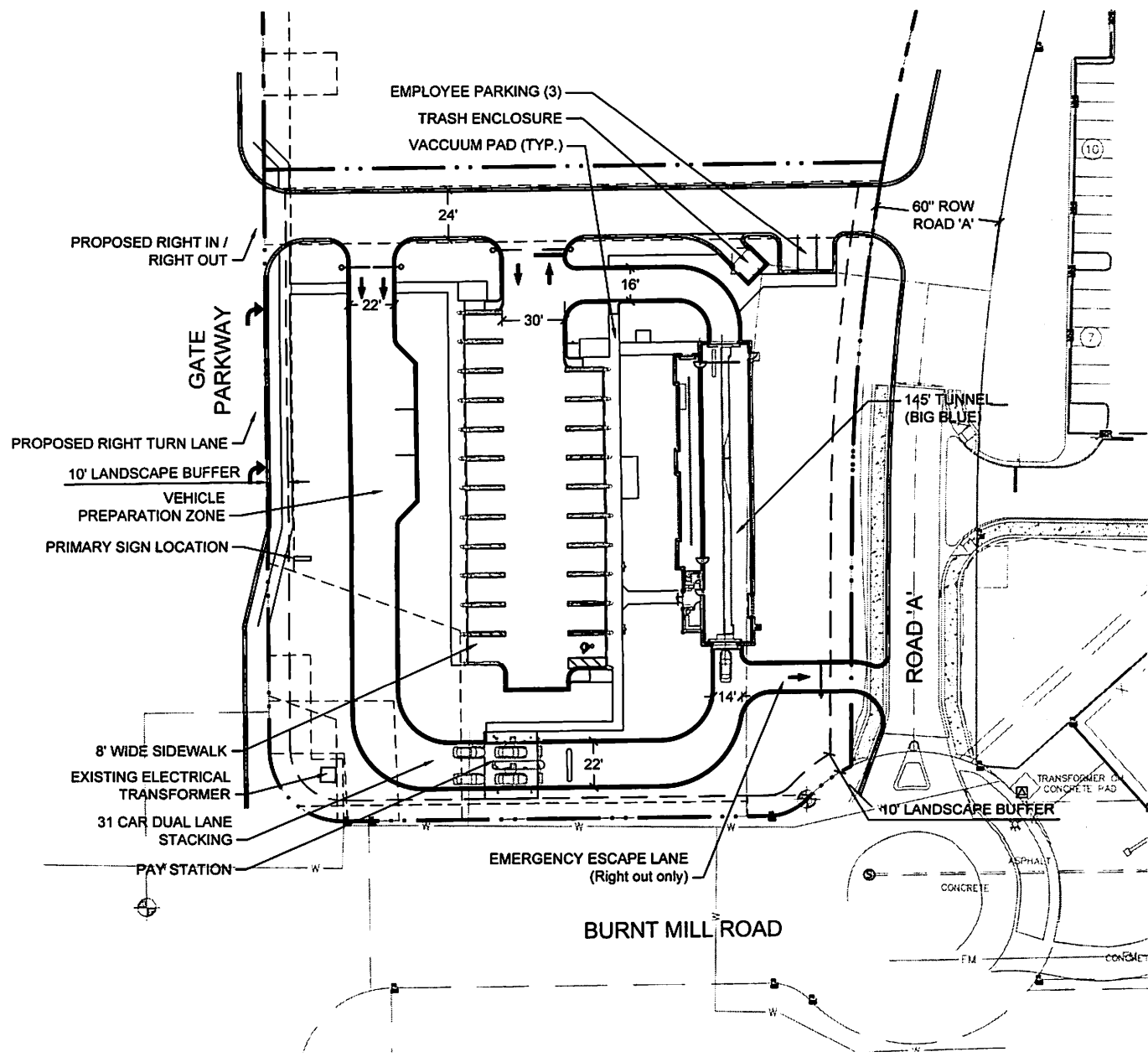
F. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

G. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

H. Parking Including Loading and Unloading Areas: One parking space per employee will be provided.

I. Sidewalks, Trails, and Bikeways: Sidewalks will be installed as required by the City's Ordinance Code and Comprehensive Plan.

P:\121112\121028.01 Gate 2_2950\Production\Drawings\Exhibits\Parcel A Southside Quarter\121028.01 Parcel A_SP_Concept 7.3.dwg [Layout1] 4/21/2022 1:33:05 PM Tim O'Reilly



NOTE:
 1. PUD to PUD rezoning required.
 2. Assumed Master Storm Water

Site Data

- Parcel A: ± 1.35 Ac.
- Proposed additional Ac.: 0.67 Ac.
- Developable Ac.: 1.74 Ac.
- 145' Car Wash (Big Blue)
- 21 Service Bays & 1 ADA Service Bay
- (2) Vacuum Pad enclosures
- 31 Car Dual lane stacking (38 total)



Gate Express Wash
 Southside Quarter - Concept 7.3
 April 12, 2022



BURNT
MILL ROAD

BURNT MILL ROAD

EXHIBIT "F"
April 27, 2022

GATE/BURNT MILL PUD LAND USE TABLE

Total Gross Acreage	2.02 Acres	100%
Amount of Each Different Land Use by Acreage		
Auto Laundry	0.13 Acres	6.5%
Total Amount of Active Recreation and/or Open Space	0.0 Acres	0.0 %
Total Amount of Passive Open Space – including wetlands	1.89 Acres	93.5 %
Amount of Public and Private Right-of-Way	0.00 Acres	0.0 %
Maximum Coverage of Buildings and Structures at Ground Level		70%