

PUD WRITTEN DESCRIPTION
JONES CREEK PUD
August 8, 2024

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 11.87 acres of property to permit commercial and industrial development on the property located at 0 and 7264 Jones Branch Circle (RE#s 003388-0105, 003388-0120, 003388-0130, 003388-0300, and 003388-0350) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC and LI land use categories, the Suburban Development Area, and is zoned PUD pursuant to Ordinance 2022-855-E (the “2022 PUD”). The Property is adjacent to an industrial sanctuary.

The Property is primarily undeveloped with paved driveways and a stormwater facility. The 2022 PUD added the storage of tractor trailers as a permitted use in recognition of the intense commercial and industrial development and entitlements along Pritchard Road. This PUD is filed to supplement the 2022 PUD by permitting storage of buses and on-site maintenance, washing and detailing, as well as permitting the standard CCG-2 and IL zoning district uses where such uses match the underlying land use designations.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	HI	IH	Pritchard Road/Undeveloped
East	LI	IL	Pilot truck stop/Arby’s
South	LI	IL	Undeveloped (permitted for trailer storage)
West	HI	IL	Railroad

B. Project name: Jones Creek PUD.

C. Project engineer: BGE, Inc.

D. Project architect: One Four Two Architecture.

E. Project developer: BCP Jacksonville, LLC.

F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

G. Current land use designation: CGC and LI.

H. Current zoning district: PUD (Ordinance 2022-855-E).

I. Requested zoning district: PUD.

J. Real estate numbers: 003388-0105, 003388-0120, 003388-0130, 003388-0300, and 003388-0350.

II. QUANTITATIVE DATA

A. Total acreage: 11.87 acres.

B. Proposed amount of bus parking spaces: Two hundred thirty (230) spaces (with no maximum).

C. Maximum amount of nonresidential gross floor area: None.

III. STATEMENTS

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

This PUD generally adopts the 2022 PUD but permits the storage of buses and other similar items, vehicle deliveries, vehicle upfitting, minor and major service repairs, and on-site washing and detailing, as well as the permitted uses and permissible uses by exception within the CCG-2 and IL zoning districts where consistent with the underlying corresponding land use designation. Office uses may be parked at a minimum ratio of one (1) space per one thousand (1,000) square feet and service bays shall have a minimum of two (2) parking spaces per bay. The signage plan has been modified to match the requirements of Part 13 applicable to the IL zoning district. The condition adopted within the 2022 PUD has been incorporated into the landscaping requirements of this PUD.

B. Explanation of proposed deviations or waivers.

This PUD adds the storage of buses and other items, minor and major repairs, on-site washing and detailing, and CCG-2 and IL uses, all of which are consistent and compatible with the surrounding truck stops, truck storage, and repair facilities in the area as well as the CSX railroad and railyard. Parking is based on the needs of the site and proposed uses. The signage plan adopts the standard application of the Zoning Code since the original signage plan was adopted based on a larger, master planned mixed use development that is no longer applicable. The 2022 PUD condition is the standard application of the KingSoutel Crossing Overlay.

[rest of page left intentionally blank]

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

Owner and/or a POA or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses on the entire Property:

1. Outside storage of new and used buses, trucks, trailers, tractors, automobiles, RVs, boats, and other similar items.
2. Vehicle deliveries, vehicle upfitting, minor and major service repairs, including but not limited to engine and drivetrain maintenance, bodywork, repairs, and painting, for any item permitted under IV.A.1.
3. Wash (including toilet dump) and detailing for any item permitted under IV.A.1.
4. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, television and radio (including repair incidental to sales), florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, dry cleaning pickup stations, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.
5. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.
6. Libraries, museums, and community centers.
7. Banks, savings and loans companies, mortgage brokers, stockbrokers and other financial institutions and similar uses, including drive-through and drive-up facilities.
8. Express or parcel delivery offices, but not trucking distribution centers. Personal storage and mini-warehouse facilities.
9. Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth herein:

- a. A building which is used for animal boarding shall be located on its own lot and shall be completely soundproofed.
 - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 6:00 PM to 9:00 AM.
10. Hotels and motels. Bed and breakfast establishments meeting the performance standards and development criteria set forth herein:
 - a. No cooking facilities shall be allowed in a guestroom.
11. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
12. Bona fide restaurants, including on premises consumption of beer, wine and alcohol.
13. Restaurants with the outside sale and service of food, including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.
14. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth herein:
 - a. Outside retail sales shall be limited to thirty (30) days prior to the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
15. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to Part 15 of the Zoning Code.
16. Medical, dental and chiropractic offices or clinics.
17. Business and professional offices.
18. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
19. An establishment or facilities for the retail sale of all alcoholic beverages, including beer, wine and liquor, for off-premises consumption.

B. Permitted uses within areas located within the LI land use category.

1. In addition to the permitted uses in Section IV.A., any use permitted within the IL zoning district.

C. Permitted uses within areas located within the CGC land use category.

1. In addition to the permitted uses in Section IV.A., any use permitted within the CCG-2 zoning district.

D. Permissible Uses by Exception (unless permitted by right in Section IV.A):

1. For areas located within the LI land use category, any use permissible by exception within the IL zoning district, so long as that use is not designated a permitted use herein.
2. For areas located within the CGC land use category, any use permissible by exception within the CCG-2 zoning district, so long as that use is not designated a permitted use herein.

E. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

V. DESIGN GUIDELINES

A. Lot requirements for townhomes:

1. Minimum lot width: None.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: None. Maximum impervious surface ratio shall be eighty-five percent (85%).
4. Minimum yard requirements:
 - a. Front – None.
 - b. Side – None.

c. Rear – None.

5. Maximum height of structures: None.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Pursuant to Part 6 of the Zoning Code, except that office uses may be parked at a minimum ratio of one (1) space per one thousand (1,000) square feet and service bays shall have a minimum of two (2) parking spaces per bay. There shall be no maximum parking requirement. Parking spaces may be located on different lots or parcels or land they are intended to serve.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Pritchard Road, as conceptually shown on the Site Plan and subject to the review and approval of the Planning and Development Department. Internal roads on the Property are intended to be privately owned and maintained; provided, however, that the Developer, its successors and assigns, reserve the ability to dedicate such roads to the City.

3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the IL zoning district as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code. Screening/buffering shall be designed in conformance with the “Jacksonville Design Guidelines and Best Practices Handbook” or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to the location and configuration of stormwater facilities and other infrastructure, open space, wetlands, and compensatory storage are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict

between the PUD written description and the Site Plan, the PUD written description shall control.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts

- c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
 6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
 7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
 8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
11. Policy 3.2.1 - The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
12. Policy 3.2.2 - The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
13. Policy 3.2.11 - The City shall support the location of intense commercial and industrial uses in areas already subject to excessive noise levels and surrounded by land uses that are compatible with such intense uses, subject to a case-by-case review for appropriateness. The Land Development Regulations shall include standards to buffer these intense commercial and industrial uses from adjacent residential or retail commercial development. Uses located within the airport noise/accident zones and other restricted use areas shall be guided by the provisions in the Land Development Regulations for such areas.
14. Policy 3.2.13 - The City shall encourage commercial uses, including hotels and motels, at locations with direct road access to interstate connectors and within the commercial node of an interstate interchange.

15. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** This PUD permits residential facilities as an accessory use for a watchman or caretakers whose employment requires residence on the premises.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Pritchard Road. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses and land entitlements in the area. There are two (2) truck stops to the east and north of the Property as well as light and heavy industrial entitlements surrounding the site. The proposed bus maintenance is consistent with Robert's Diesel Service Inc., which is southeast of the Property and involves sales and service of large semi-trucks. The Property also abuts CSX railway with a major rail terminal on the north side of Pritchard Road.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Pursuant to Part 6 of the Zoning Code, except that office uses may be parked at a minimum ratio of one (1) space per one thousand (1,000) square feet and service bays shall have a minimum of two (2) parking spaces per bay. There shall be no maximum parking requirement. Parking spaces may be located on different lots or parcels or land they are intended to serve.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>11.87</u> Acres	<u>100.00</u> %
Amount of each different land use by acreage		
Single family	<u>0</u> Acres	<u> </u> %
Total number of dwelling units	<u>0</u> D.U.	
Multiple family	<u>0</u> Acres	<u> </u> %
Total number of dwelling units	<u>0</u> D.U.	
Commercial	<u>±6.41</u> Acres	<u>±54</u> %
Industrial	<u>0</u> Acres	<u>0</u> %
Other land use (Hospital and related uses)	<u>0</u> Acres	<u>0</u> %
Active recreation and/or open space	<u>0</u> Acres	<u>0</u> %
Passive open space	<u>± 4.55</u> Acres	<u>±38.4</u> %
Public and private right-of-way	<u>± 0.91</u> Acres	<u>± 7.6</u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.