

Tillman Commercial

PUD

December 14, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 149106-0000, 149106-0030, 149103-0050, 149105-0000
- B. Current Land Use Designation: BP & RPI
- C. Proposed Land Use Designation: CGC
- D. Current Zoning District: IBP & CO
- E. Proposed Zoning District: PUD

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

Richard Tillman, et al. (the “Applicant”) proposes to rezone approximately 2.28 acres of property located at the Southwest corner of Sunbeam Road and Hood Road from Business Park (“BP”) and Residential Professional Institutional (“RPI”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a development, which includes a mix of office, retail, and commercial uses. The PUD allows for new and existing uses, and building types to be developed 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 PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit “E”** to this application.

The Property is proposed to be designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan and is within the Suburban Development Area. The PUD shall be developed consistent with the applicable CGC – Suburban Area land use category of the 2045 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	CO, RMD-D	Multifamily
East	CGC	PUD, CO	Commercial Strip Center
North	BP, LI	IBP, IL	Business Park, Industrial Office
West	RPI	CRO, RMD-A	Business Park, Residential

IV. PERMITTED USES

A. Density/Intensity

Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing CGC uses described in Section 656.313 will allow a range of retail sales and services including general merchandise, apparel, food, and related items. General commercial uses include offices, highway commercial, and similar other types of commercial developments.

B. PUD Conceptual Site Plan and Parcels

The PUD Conceptual Site Plan is attached hereto as **Exhibit “E”**. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the PUD Conceptual Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

Existing Building 1 and Existing Building 2, as shown on the PUD Conceptual Site Plan and will also include associated shared parking with Proposed Building 3.

Proposed Building 3 as shown on the PUD Conceptual Site Plan will have associated shared parking with Existing Buildings 1 and 2, and an entrance via Hood Road as well as Sunbeam Road. The driveway fronting the corner of Sunbeam Road and Hood Road will be closed.

Existing Buildings 1 and 2 and Proposed Building 3 will have uses consistent with CCG-1 Zoning and specifically stated below.

C. Retail/Commercial/Office

- a. Commercial retail sales and service establishments.
- b. Fruit, vegetable, poultry or fish market.
- c. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, personal fitness training facilities, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- d. Establishments which include the retail sales of all alcoholic beverages off premises consumption.
- e. Studios where art, pottery, or crafts are made.
- f. Express or parcel delivery offices, but not trucking distribution centers.
- g. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.I.7 below.
- h. Personal property storage establishments, subject to the performance standards and development criteria set forth in Section IV.I.11 below.
- i. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers subject to the performance standards in Section IV.I.2 & 3 below.
- j. 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 distributorship businesses located on the premises.

k. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

l. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

m. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.

n. Vinyl sign businesses, automotive wrap, automotive window tinting and automotive glass repair.

o. Shower enclosure sales, design, and installation.

p. Professional and business offices.

q. Medical uses, including:

(i) Medical, dental and chiropractic offices or clinics

(ii) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.

r. Mortgage brokers, stockbrokers, and similar financial institutions.

s. Essential services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric, meeting the performance standards and development criteria set forth in Section IV.I.3 below

2. *Permissible uses by exception.*

a. All permissible uses by exception for CCG-1 as provided in Section 656.313 of the Land Development Code.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Retail/Commercial use.*

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*— None.

c. *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front— Zero (0) feet.

(b) Side— Zero (0) feet.

(c) Rear— Zero (0) feet.

d. *Maximum height of structures*— Sixty (60) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

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. Accessory uses shall be subject to the following:

1. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

E. Additional Performance Standards

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

1. Essential services including central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the City of Jacksonville Ordinance Code.

2. Off-street parking lots shall be permitted subject to the following conditions:

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.

3. The outside sale and service of alcoholic beverages in conjunction with a restaurant 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.

4. 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 Zoning 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.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Conceptual Site Plan via Sunbeam Road and Hood Road. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Conceptual 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 Development Services and the Planning and Development Department.

B. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code. A ten (10) foot landscape buffer is provided along the southern property line abutting the multifamily parcel to the south.

C. Signage

Signs will adhere to Section 656.1303(c)(3) of the Zoning Code.

D. 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.

E. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. There shall be no limit or maximum number of parking spaces for any use within the PUD.
2. Shared parking is permitted to satisfy parking required for multiple uses.

F. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

G. Stormwater Retention

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

H. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a mixture of new and existing uses. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the mixed use nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, are appropriate and compatible with abutting and nearby development.

VII. 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 the PUD Written Description and PUD Conceptual Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it consolidates under Retail/Commercial and Office uses office, medical, retail, and other commercial uses, which are otherwise set forth in multiple, different zoning districts; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed use design of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned development.

VIII. NAMES OF DEVELOPMENT TEAM

Agent: Curtis Hart, Hart Resources LLC

Planner/Engineer: AVA Engineers

IX. LAND USE TABLE

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

X. PUD REVIEW CRITERIA

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

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

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

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

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

F. **Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

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

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

I. **Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.