

Exhibit “D”

Kernan West Auto Park

Written Description

Date: October 12, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Residential Professional Institutional (RPI)
- B. Current Zoning District: Planned Unit Development (PUD) Ordinance 2018-701-E
- C. Requested Zoning District: PUD
- D. RE #: 167445-0215
- E. Project Planner: Michael Herzberg
- F. Project Engineer: William Ed Tully III, Inc.
- G. Project Developer: Atlantic North Land Trust.

II. QUANTITATIVE DATA

- A. Total Acreage 1.77 Acres
- B. Total number of dwelling units: 0 (commercial uses intended for development)
- C. Total amount of non-residential floor area: 10,000 square foot maximum
- D. Total amount of recreation area: ____None____
- E. Total amount of open space: ____None____
- F. Total amount of public/private rights of way: ____None____
- G. Total amount of land coverage of all buildings and structures: 13 Percent Maximum
- H. Phase schedule of construction: Single Phase

III. STATEMENTS

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

This PUD will permit one additional use to the underlying PUD, which is directly associated with the permitted uses found in the PUD. Retail sales and service of new and used vehicles are currently permitted uses on various properties in the PUD zonings that make up the shopping center. However, as this specific use is for overflow inventory of new vehicles on a non-contiguous parcel to an existing auto dealer, it is a storage use and not permitted. Therefore, this PUD will permit the storage of new inventory (vehicles), on a specific parcel within the existing PUD. This new PUD will permit any and all uses of the previous PUD, along with this additional use.

B. 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.

The continued operation and maintenance of the development shall be managed by and the responsibility of the landlord and their lessees, as outlined in the applicable Easement Covenants and Restrictions, which are recorded. The city is not required to provide, operate, or maintain anything on the parcel.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. All 10 Permitted Uses enumerated under PUD 2018-701
2. Outdoor storage of new vehicles intended for future sale

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum Lot Area: None.
- (2) Minimum Lot Width: None.
- (3) Maximum Lot Coverage by all buildings: Thirteen (13) percent.

- (4) Minimum Front Yard: Twenty (20) feet along Marketplace Drive and Ten (10) feet along Abess Boulevard.
- (5) Minimum Side Yard: Ten (10) feet.
- (6) Minimum Rear Yard: None.
- (7) Maximum Height of Structures: Thirty-five (35) feet.

B. Ingress, Egress and Circulation:

(1) Parking Requirements:

As the initial intended use is the parking or storage of new car inventory, Parking shall not be required for this use. However, if such use ceases, any future use would be required to comply with Part 6, Zoning Code.

(2) Vehicular Access:

Vehicular access to the development shall be from Marketplace Drive, or the internal driveway connecting to Abess Boulevard, substantially as shown on the Site Plan. The final location of these access points shall be subject to the review and approval of the Development Services Division.

(3) Pedestrian Access

(a) The developer shall provide sidewalks, in accordance with the 2045 Comprehensive Plan.

C. Signs:

(1) Signs will be limited to monument style only, as per the previous PUD and shall include a combination of standard color brick, split face colored concrete block, stucco and ornamental and structural metals.

(2) One sign per street frontage, being a maximum of 12 feet high and not to exceed 50 square feet of sign area. Signs shall be spaced a minimum of 100 feet from another sign for the same parcel and shall be internally illuminated.

D. Landscaping

The property shall be developed in accordance with Part 12, of the Zoning Code either as Non-public Vehicle Use Area or as applicable for any future uses

B. Recreation and Open Space

The development will not provide open space beyond the landscape areas associated with the site design.

F. Utilities all major utilities will be provided by the JEA as applicable.

G. Wetlands – No wetlands exist on this parcel.

VI. DEVELOPMENT PLAN APPROVAL

With each request for Verification of Substantial Compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning Department.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville's 2045 Comprehensive Plan and Land Use Regulations. The proposed project is most similar to existing, permitted uses in the PUD and would otherwise be indiscernible from the remainder of the project.

A. The property is already part of a detailed development plan, zoned PUD, and such rezoning is required to permit this additional use.

B. The use is compatible and most similar to other uses in the PUD, acting to support such uses.

C. The PUD rezoning is required as the current PUD does not specifically permit such use.

D. Landscaping/Fencing/Screening. The development will comply with all provisions of Part 12 of the Zoning Code.

E. Stormwater Retention. Stormwater retention/detention systems will be located off-site but within the same development and governed by documents recorded by the developer, in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

F. Modifications. Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

G. Conceptual Site Plan. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, may be required as the proposed development proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

II. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The proposed companion CGC Land Use Amendment would permit all uses intended by the developer. The proposed development is consistent with the following components of the 2030 Comprehensive Plan:

Goal 3, Policies 3.2 and 3.2.

- B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.
- C. **Allocation of Residential Land Use.** This proposed development would not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan and is a lower density than the existing land use permits.
- D. **Internal Compatibility/Vehicular Access.** The Site Plan addresses access to the property. The 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 would serve to promote a logical transition of uses, and a land use fabric that is both appropriate and compatible with the trends in the area and the intent of the city's comprehensive plan.
- F. **Recreation/Open Space.** Private recreation will be allocated as per the Zoning Code.
- G. **Impact on Wetlands.** No wetlands exist on the parcel.
- H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use
- J. **Sidewalks, Trails, and Bikeways.** The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

EXHIBIT F

PUD Name

Atlantic North Dealer Storage Lot

Land Use Table

Total gross acreage	1.76	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	1.76	Acres	100 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures	15,000	Sq. Ft.	20 %