

## WRITTEN DESCRIPTION

**Old St. Augustine Commercial PUD**  
**RE# 155707-0100**  
**August 24, 2021**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 10.58 acres of property from PUD to PUD. The site is the subject of a companion FLUM Amendment from NC to CGC. The parcel is located in the northwest quadrant of Old St. Augustine Road and Hartley Road.

The subject property is currently owned by CV JAX 3, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a commercial shopping center. Surrounding uses include: RPI/PUD (single family) and RPI/CO (office) to the north; LDR/PUD to the east across Old St. Augustine Road (single family); NC/CN to the south across Hartley Road (church and shopping center) and RPI/PUD to the west (townhomes).

**Project Name:** Old St. Augustine Commercial PUD

**Project Architect/Planner:** N/A

**Project Engineer:** N/A

**Project Developer:** N/A

### II. QUANTITATIVE DATA

**Total Acreage:** 10.58

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** 76,000 +/- s.f.

**Total amount of recreation area:** N/A

**Total amount of open space:** N/A

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all buildings and structures:** 76,000 +/- s.f.

**Phase schedule of construction (include initiation dates and completion dates)**

The site is fully developed.

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
3. Art galleries, museums, community centers, dance, art or music studios
4. Vocational, trade or business schools and similar uses
5. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
6. 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.
7. 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
8. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
9. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4
10. Personal property storage establishments meeting the performance development criteria set forth in Part 4
11. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
12. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
13. Wholesaling or distributorship businesses located within a retail shopping center (but not on an outparcel 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

14. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4
15. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4

**B. Permissible Uses by Exception:**

N/A

**C. Limitations on Permitted or Permissible Uses by Exception:**

All of the permitted and permissible uses by exception in the CCG-1 district are subject to the following provisions unless otherwise provided for:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided.

**D. Permitted Accessory Uses and Structures:**

See §646.403

**IV. STATEMENTS**

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

The PUD limits uses from usual Zoning Code application.

**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.**

All areas will be maintained by the owner.

**V. DESIGN GUIDELINES**

**A. Lot Requirements (site is fully developed):**

- (1) *Minimum lot area:* As shown on site plan
- (2) *Minimum lot width:* As shown on site plan

- (3) *Maximum lot coverage:* As shown on site plan
- (4) *Minimum front yard:* As shown on site plan
- (5) *Minimum side yard:* As shown on site plan
- (6) *Minimum rear yard:* As shown on site plan
- (7) *Maximum height of structures:* As shown on site plan

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The site is fully developed consistent with the parking requirements in place at the time of development.
- (2) *Vehicular Access.*
  - a. The site is fully developed and vehicular access to the Property is via Old St. Augustine Road and Hartley Road, substantially as shown in the Site Plan. The location of access points shall remain as currently developed.
- (3) *Pedestrian Access.*
  - a. The site is fully developed with pedestrian access provided as required at the time of development.

**C. Signs.**

The site is fully developed with existing signage. Future Signage will be developed in accordance with Part 13 requirements of the Zoning Code.

**D. Landscaping:**

The Property is fully developed and landscaping was designed and installed in accordance with previous Ordinance 1985-1403.

**E. Utilities:**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**F. Recreation and Open Space:**

N/A.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

## **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 and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.