

**Jones Rd RV & Boat Storage PUD**

**Written Description**

**August 1, 2024**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE # 002893-0040
- B. Current Land Use AGR
- C. Current Zoning District: AGR
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC

**II. SUMMARY AND PURPOSE OF THE PUD**

I, David Wayne Estes (the “Applicant”) propose to rezone approximately 2 acres of property on Jones Rd and Garden St, from Agriculture (AGR) to Planned Unit Development (PUD). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “property”). As described below, the PUD zoning district is being sought to provide for development of outside storage. It is the current intent to develop the property identified on the site plan attached to this Ordinance. This proposed development is consistent with surrounding uses and will provide a service to the surrounding area. The PUD will be developed in accordance with this PUD Written Description and Site Plan.

**III. SURROUNDING USES**

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
<b><u>North</u></b>	AGR/LDR	PUD 2002-1087-E / RLD-80	Single-family residential
<b><u>South</u></b>	AGR	AGR	Single-family residential
<b><u>East</u></b>	AGR	AGR	Single-family residential
<b><u>West</u></b>	CGC	CCG-1	Vacant

**IV. PERMITTED USES**

**A. Permitted Uses**

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permissible Uses by Exception, 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 on the Property (Storage Parcel and Commercial Parcel):*
  - a. Storage Uses:
    - i. Personal property storage, including modular storage structures,
    - ii. Outside storage (covered and/or uncovered)
- 2. *Minimum lot requirements:*

- a. Width – None
  - b. Area – None
3. Maximum lot coverage by all buildings and structures on the Property: None
4. Minimum yard requirements on the Property:
- a. North property line – None.
  - b. West property line – None.
  - c. East property line– 15 ft
  - d. South property line – 15 ft
5. Maximum height of structures:
- a. Sixty (60) feet.

**B. Accessory Uses and Structures**

Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided via Jones Road and/or Garden St, as shown on the Site Plan, and vehicular internal circulation will be as shown on the Site Plan. The proposed access points and vehicular internal circulation as shown on the Site Plan are conceptual and may be subject to revision during final design, engineering, and permitting. The design of the access and vehicular internal circulation is subject to review and approval of the Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

**C. Landscaping/Trees**

Landscaping and tree protection shall be provided as follows:

- 1. A minimum six (6) foot wood privacy fence will be provided along the perimeter of the property, along with electric gates at the ingress and egress. If a 100% opaque wooden or vinyl fence is provided, all other perimeter landscaping shall not be required. However, if any other fencing material is used, perimeter landscaping adjacent to streets shall be provided as listed in Section 656.1215(a) of the Zoning Code
- 2. A 15-foot uncomplimentary land use buffer shall be provided along the eastern and southern boundaries of the subject property.

**D. Signage**

One sign not exceeding 24 square feet in area and 8 feet in height will be permitted along each street frontage. Only non-illuminated or externally illuminated signage is permitted.

**E. Lighting**

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

**F. Utilities**

The Property is served by JEA. Service letter has already been received. Water will be provided by onsite well.

**G. Justification for the PUD Rezoning**

The PUD proposes the development of outside storage on the Property. These Storage Uses will provide an important supporting use for an area that is experiencing an increase in residential development. Further, this PUD is compatible with surrounding uses and zoning districts.

**H. Names of Development Team**

Owner: David Wayne and Shelia Estes

Planner/Engineer: N/A

Architect: N/A

**I. Land Use Table**

A Land Use Table is attached hereto. Acreages, densities and intensities in Exhibit F are approximate.

**J. Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting 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 2045 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 2045 Comprehensive Plan.

# EXHIBIT F

PUD Name

Date

## Land Use Table

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Total gross acreage	<input type="text"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Commercial	<input type="text"/>	Acres	<input type="text"/> %
Industrial	<input type="text"/>	Acres	<input type="text"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/>	Acres	<input type="text"/> %
Passive open space, wetlands, pond	<input type="text"/>	Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/>	Acres	<input type="text"/> %
Maximum coverage of non-residential buildings and structures	<input type="text"/>	Sq. Ft.	<input type="text"/> %