

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-385-E**

5 AN ORDINANCE REZONING APPROXIMATELY 174.0±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 2619  
7 IGNITION DRIVE, 0 IGNITION DRIVE, AND 0 DUVAL  
8 ROAD, BETWEEN DUVAL ROAD AND ARMSDALE ROAD (R.E.  
9 NOS. 019539-0010, 019541-0500, 019541-0520,  
10 019541-0540, AND 019541-0560), AS DESCRIBED  
11 HEREIN, OWNED BY NP JACKSONVILLE INDUSTRIAL,  
12 LLC, NP JACKSONVILLE INDUSTRIAL I, LLC, AND NP  
13 JACKSONVILLE INDUSTRIAL PARK ASSOCIATION, INC.,  
14 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
15 (2009-143-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
17 ZONING CODE, TO PERMIT INDUSTRIAL USES, AS  
18 DESCRIBED IN THE PARK 295 INDUSTRIAL PARK PUD;  
19 PUD SUBJECT TO CONDITIONS; PROVIDING A  
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
23 DATE.  
24

25 **WHEREAS**, NP Jacksonville Industrial, LLC, NP Jacksonville  
26 Industrial I, LLC, and NP Jacksonville Industrial Park Association,  
27 Inc., the owners of approximately 174.0± acres, located in Council  
28 District 7 at 2619 Ignition Drive, 0 Ignition Drive, and 0 Duval  
29 Road, between Duval Road and Armsdale Road (R.E. Nos. 019539-0010,  
30 019541-0500, 019541-0520, 019541-0540, and 019541-0560), as more  
31 particularly described in **Exhibit 1**, dated June 11, 2020, and

1 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
2 (Subject Property), have applied for a rezoning and reclassification  
3 of that property from Planned Unit Development (PUD) District (2009-  
4 143-E) to Planned Unit Development (PUD) District, as described in  
5 Section 1 below; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

8 **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
9 public hearing, has made its recommendation to the Council; and

10 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
11 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
12 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
13 conflict with any portion of the City's land use regulations; and

14 **WHEREAS**, the Council finds the proposed rezoning does not  
15 adversely affect the orderly development of the City as embodied in  
16 the Zoning Code; will not adversely affect the health and safety of  
17 residents in the area; will not be detrimental to the natural  
18 environment or to the use or development of the adjacent properties  
19 in the general neighborhood; and will accomplish the objectives and  
20 meet the standards of Section 656.340 (Planned Unit Development) of  
21 the Zoning Code; now, therefore

22 **BE IT ORDAINED** by the Council of the City of Jacksonville:

23 **Section 1. Property Rezoned.** The Subject Property is  
24 hereby rezoned and reclassified from Planned Unit Development (PUD)  
25 District (2009-143-E) to Planned Unit Development (PUD) District.  
26 This new PUD district shall generally permit industrial uses, and is  
27 described, shown and subject to the following documents, **attached**  
28 **hereto:**

29 **Exhibit 1** - Legal Description dated June 11, 2020.

30 **Exhibit 2** - Subject Property per P&DD.

1 **Revised Exhibit 3** - Revised Written Description dated April 15, 2021.

2 **Revised Exhibit 4** - Revised Site Plan dated March 15, 2021.

3 **Section 2. Rezoning Approved Subject to Conditions.** This  
4 rezoning is approved subject to the following conditions. Such  
5 conditions control over the Written Description and the Site Plan and  
6 may only be amended through a rezoning.

7 (1) A traffic study must be provided for the proposed  
8 intersection with Duval Road. The study shall have a signal warrant  
9 analysis and a left and right turn lane analysis. Any required  
10 improvements at the proposed intersection will be the responsibility  
11 of the developer. The traffic study shall also have a traffic impact  
12 analysis for all the existing ramps at the Interstate 295/Duval Road  
13 interchange.

14 (2) All uses in the development may share the following  
15 signs: (a) West side of Duval Road - one externally illuminated  
16 monument sign not to exceed 200 square feet and 30 feet height; (b)  
17 East side of Duval Road - one externally illuminated monument sign  
18 not to exceed 200 square feet and 30 feet height; (c) I-295 right-  
19 of-way - three externally illuminated monument signs not to exceed  
20 200 square feet each and 30 feet in height, spaced no closer than 200  
21 feet apart; (d) Interior buildings - one internally or externally  
22 illuminated monument sign not to exceed 30 square feet and six feet  
23 in height for each building.

24 (3) The developer shall provide a forty-foot-wide landscape  
25 buffer along I-295 containing at least one tree (at least 2.5-inch  
26 caliper) for every 30 linear feet of roadway frontage in addition to  
27 the ten-foot-wide vehicle use area buffer and plantings otherwise  
28 required by *Ordinance Code* (retaining existing plant material may be  
29 used toward this requirement).

30 (4) Adjacent to residential property, the developer shall

1 provide a ten-foot-wide undisturbed natural buffer with a six-foot-  
2 high berm in addition to the vegetated buffer described in the Written  
3 Description.

4 (5) The applicant shall remediate offsite drainage impacts from  
5 the Subject Property, subject to the review and approval of the  
6 Planning and Development Department. Development pursuant to this  
7 new PUD shall not proceed until the offsite drainage impacts have  
8 been remediated.

9 **Section 3. Owner and Description.** The Subject Property  
10 is owned by NP Jacksonville Industrial, LLC, NP Jacksonville  
11 Industrial I, LLC, and NP Jacksonville Industrial Park Association,  
12 Inc., and is legally described in **Exhibit 1, attached hereto.** The  
13 agent is Andrew Burrer, 4805 Montgomery Road, Suite 310, Cincinnati,  
14 OH 45212; (419) 320-5956.

15 **Section 4. Disclaimer.** The rezoning granted herein  
16 shall **not** be construed as an exemption from any other applicable  
17 local, state, or federal laws, regulations, requirements, permits or  
18 approvals. All other applicable local, state or federal permits or  
19 approvals shall be obtained before commencement of the development  
20 or use and issuance of this rezoning is based upon acknowledgement,  
21 representation and confirmation made by the applicant(s), owner(s),  
22 developer(s) and/or any authorized agent(s) or designee(s) that the  
23 subject business, development and/or use will be operated in strict  
24 compliance with all laws. Issuance of this rezoning does **not** approve,  
25 promote or condone any practice or act that is prohibited or  
26 restricted by any federal, state or local laws.

27 **Section 5. Effective Date.** The enactment of this Ordinance  
28 shall be deemed to constitute a quasi-judicial action of the City  
29 Council and shall become effective upon signature by the Council  
30 President and the Council Secretary.

1 Form Approved:  
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3           /s/ Kealey A. West          

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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