

Pulaski Road Retail Commercial PUD

May 14, 2019

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 106636-0010 and 106635-0000
- B.** Current Land Use Designation: CGC
- C.** Current Zoning District: PUD
- D.** Proposed Zoning District: PUD
- E.** Proposed Land Use Designation: CGC (no change)

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

389 Associates (the “Applicant”) proposes to rezone approximately 7.06 acres of property located in the northeast quadrant of the intersection of Starratt Road (formerly Pulaski Road) and New Berlin Road from Planned Unit Development (the “Existing PUD”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). This PUD zoning district is being sought to allow for church uses on the Property, as more particularly set forth in Section IV below. Except for adding the church uses, this PUD does not materially change the Existing PUD. This PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan, which is **Exhibit “4”** to this ordinance.

The Property was previously rezoned to the Existing PUD pursuant to Ordinance 1999-703-E to allow for development in accordance with the CCG-1 zoning district, with certain additional criteria and specific permitted uses. The permitted uses under the Existing PUD include professional offices, restaurants, fast food restaurants, an in line retail center, and similar commercial uses. The Property was previously developed as a Food Lion. The church uses pursuant to this PUD are less intense than those uses permitted under the Existing PUD.

The Property is designated as Community/General Commercial (CGC) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. School uses are permitted in the CGC land use category, so the proposed use is consistent with the land use designation and the 2030 Comprehensive Plan.

The Property shall be developed in accordance with the CCG-1 zoning district, subject to the terms of this PUD.

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	CGC, LDR	PUD, RLD-120, CO	Single Family
East	CGC, LDR	CCG-1, RLD-120	Vacant, Personal Property Storage
North	CGC, LDR	PUD, RLD-120	Vacant, Mobile Home Park, Single Family
West	CGC, LDR	PUD, CCG-1, CN	Vacant, Commercial

IV. PERMITTED USES

A. Permitted Uses and Structures:

1. Bank with or without drive thru service;
2. Professional office(s);
3. Medical office(s);
4. In line retail center with or without drive thru service;
5. Restaurant(s) with or without the sale and service of alcoholic beverages;
6. Free standing retail building(s) with or without drive thru service;
7. Fast food restaurant(s);
8. Daycare (maximum 300 children);
9. Professional and/or business office(s);
10. Veterinarian and/or pet (and related supplies) shop(s);
11. Drycleaner Pick-up station;
12. Convenience store w/ sale of gas and car wash (free standing); and
13. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.

All uses shall be subject to the relevant performance standards per the CCG-1 zoning district.

B. Setbacks, Maximum Height and Maximum Square Footage:

1. Setbacks:
 - a. Front: None
 - b. Side: None
 - c. Rear: 10 feet
2. Maximum Height: 60 feet
3. Maximum Square Footage: 60,000 feet

The Property may be subdivided, so long as the resulting parcels meet the minimum lot requirements of this PUD and, to the extent not superseded by this PUD, the CCG-1 zoning district.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

The purpose of this PUD is to permit church uses on the Property within the existing structures and improvements. Therefore, the development standards and criteria set forth herein shall only apply to any future redevelopment of the Property. The existing structures and improvements on the Property are deemed in compliance with the Existing PUD. As such, the use of the existing structures and improvements on the Property with the permitted uses set forth above, including church uses, shall not trigger additional compliance review with respect to the development standards and criteria in this PUD.

A. Access: Up to three access points from Starratt Road and two access points from New Berlin Road shall be permitted. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer. All access points shall be designed and located so as not to provide a hardship to property owners across any City right-of-way.

B. Sidewalks, Trails, and Bikeways

Sidewalks, trails and bikeways will be provided to the extent required by the Zoning Code and Comprehensive Plan.

C. Recreational/Open Space

Not applicable.

D. Landscaping

The landscaping will be provided in accordance with Part 12 of the Zoning Code, except that the requirements of Part 12 regarding vehicular use area landscaping and perimeter landscaping shall be required for the Property as a whole and not on the basis of the Property as subdivided, if applicable.

Notwithstanding the foregoing, a landscaping master plan shall be submitted for the Property in connection with the redevelopment thereof. The perimeter of the Property shall include a buffer that is an average of fifteen (15) feet wide, minimum ten (10) feet wide, to include existing trees, a two foot high landscaped berm, and additional trees, if required, to account for one (1) tree per thirty (30) linear feet, as approved by the Planning and Development Department.

All dumpsters shall be located toward the rear of all structures or proposed structures and shall be enclosed by a masonry wall.

E. Signage

The following signage is permitted:

1. Two (2) ground mounted monument signs not to exceed twenty (20) feet in height and each sign shall not exceed twenty-four (24) square feet in area.
2. Wall signage not to exceed five percent (5%) of the total square footage of any building face.

F. 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.

G. Parking and Loading Requirements for Vehicles and Bicycles

Parking will be provided in accordance with Part 6 of the Zoning Code.

H. Stormwater Retention

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

I. Utilities

The Property is served by JEA.

J. Conceptual Site Plan

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 19, 2019.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for church uses on the Property, which is consistent with the CGC land use category and the surrounding property. Church uses on the Property will provide a service to the surrounding communities.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The existing zoning district/Zoning Code applicable to the Property is the Existing PUD. This PUD only materially differs from the Existing PUD by adding the church uses described above. This deviation is necessary in order to permit church uses on the Property. Differentiations from the Existing PUD that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Permitted Uses:	<ol style="list-style-type: none"> 1. Bank with or without drive thru service; 2. Professional office(s); 3. Medical office(s); 4. In line retail center with or without drive thru service; 5. Restaurant(s) with or without the sale and service of alcoholic beverages; 6. Free standing retail building(s) with or without drive thru service; 7. Fast food restaurant(s); 8. Daycare (maximum 300 children); 9. Professional and/or business office(s); 10. Veterinarian and/or pet (and related supplies) shop(s); 11. Drycleaner Pick-up station; 12. Convenience store w/ sale of gas and car wash (free standing); and 	<ol style="list-style-type: none"> 1. Bank with or without drive thru service; 2. Professional office(s); 3. Medical office(s); 4. In line retail center with or without drive thru service; 5. Restaurant(s) with or without the sale and service of alcoholic beverages; 6. Free standing retail building(s) with or without drive thru service; 7. Fast food restaurant(s); 8. Daycare (maximum 300 children); 9. Professional and/or business office(s); 10. Veterinarian and/or pet (and related supplies) shop(s); 11. Drycleaner Pick-up station; 12. Convenience store w/ sale of gas and car wash (free standing); and 13. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses. 	To permit church uses on the Property.
Access	That all access points be designed and located so as not to provide a hardship to property owners across any City right-of-way. Therefore, prior to verification of substantial compliance of the PUD, the applicant shall be required to comply with all comments of the memorandum dated July 12, 1999 from the Department of Public Works, Traffic Engineering Division and the Transportation Planning Division of the Planning and Development Department. In addition, once specific uses are determined for permit approvals, Traffic Engineering may require traffic studies in conjunction with said approvals.	Up to three access point from Starratt Road and two access points from New Berlin Road shall be permitted. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer. All access points shall be designed and located so as not to provide a hardship to property owners across any City right-of-way.	This PUD eliminates the requirements relating to the comments and traffic study, since these were presumably complied with during the original development of the Property.
Site Plan Condition	That any deviation from the permitted engineering drawings of the site plan will be by minor modification of the PUD.	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.	This PUD permits amendments in accordance with the Zoning Code, which should be sufficient given the fact that the Property is already developed.

IX. PERMISSIBLE USES BY EXCEPTION

None.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: 389 Associates

Planner/Engineer: TBD

Architect: TBD

XI. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”**

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the LDR land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

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

E. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by the owner/operator.

F. Usable Open spaces, Plazas, Recreation Areas: Not applicable.

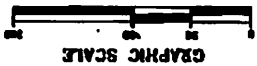
G. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

H. Parking Including Loading and Unloading Areas: See above.

I. Sidewalks, Trails, and Bikeways: See above.

Total gross acreage	7.06 Acres	100%
Amount of each different land use by acreage (Commercial/Retail/Church)	7.06 Acres	100%
Total number and type of dwelling units by each type of same	N/A	N/A
Total amount of active recreation and/or open space	N/A	N/A
Total amount of passive open space	N/A	N/A
Amount of public and private rights-of-way	N/A	N/A
Maximum coverage of buildings and structures at ground level	None (per CCG-1)	100%

PULASKI ROAD
RETAIL CENTER
APPROX MAY 11, 1999



GRAPHIC SCALE



VICINITY MAP

