

**WRITTEN DESCRIPTION**

**Blanding Boulevard PUD**

**(November 20, 2019)**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

*4645 Blanding Blvd, RE #s: 095461 0010; 095461 0080, 095461 0030; 11.37 total acres; currently vacant commercial building in CCG-2 zoning district; surrounding uses are commercial in nature and zoned CCG-2 or CCG-1; there is a Duval County school located across Wesconnett Blvd to the rear of the subject Property; types of surrounding businesses include retail, vacant, office, service garage, service station, storage and warehouse; proposed uses are warehouse and distribution.*

B. Project Name: *Blanding Boulevard Distribution Center*

C. Project Architect/Planner: BL Companies, Meriden, CT.

D. Project Engineer: Langan Eng & Env Svcs., Inc, Ft Lauderdale, FL

E. Project Developer: Amazon

F. Current Land Use Designation: *Community General Commercial*

G. Current Zoning District: *CCG-2*

H. Requested Zoning District: *PUD*

I. Real Estate Number(s); *095461 0010; 095461 0080, 095461 0030*

**II. QUANTITATIVE DATA**

A. Total Acreage: *11.37 Acres*

B. Total number of dwelling units: *0*

C. Total amount of non-residential floor area: *111,718 sf*

- D. Total amount of recreation area: *0*
- E. Total amount of open space: *0*
- F. Total amount of public/private rights-of-way: *0*
- G. Total amount of land coverage of all buildings and structures: *111,718 sf*
- H. Phase of schedule of construction (include initiation dates and completion dates):  
*Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.*

### III. STATEMENTS

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

*The proposed PUD includes a multi-parcel property that is currently zoned CCG-2 (Commercial Community General-2). The intended use of the property is going to be changed from vacant commercial to PUD to accommodate a proposed e-commerce distribution, fulfillment and delivery center with associated parking and vehicle staging. The intended use of the property is going to require parking above what is allowed as the maximum number of parking spaces in the CCG-2 category (see, Sec. V. B.1, below). The PUD will address these unique uses and needs in a comprehensive manner.*

*Further, additional parcels may be brought online at a later date and may be referred to as "Phase II". Inclusion of Phase II into the PUD and the associated development approvals for Phase II will be submitted separately from this application. Vehicle staging, storage and/or parking is the likely intended primary use for Phase II and landscaping design standards will be developed and finalized.*

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.*

### IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Retail packaging, processing, distribution, delivery and similar uses;
- 2) Wholesaling, warehousing, storage or distribution establishments and similar uses;
- 3) Express or parcel delivery facilities and offices;
- 4) Commercial retail sales and service establishments;

- 5) Professional and business offices, building trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses;
- 6) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theatres, indoor facilities operated by a licensed pari-mutuel permit-holder, and similar uses;
- 7) Art galleries, museums, community centers, and dance, art or music studios;
- 8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- 9) Churches, including rectory and similar uses;
- 10) Outdoor retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- 11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
- 12) Off-street commercial parking lots;
- 13) Adult Congregate Living Facility (but not group care homes or residential treatment facilities);
- 14) Retail sale and service of beer or wine, for off-premises consumption;
- 15) Restaurants, including retail sale and service of beer and wine for consumption on premises;
- 16) Retail plant nurseries including outdoor display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity;
- 17) Personal property storage establishments;
- 18) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display;
- 19) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating;
- 20) Printing, publishing or similar establishments;

- 21) Business and professional offices;
- 22) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning operations, freight movers, communications services, business machine services, hiring and union halls, employment agencies, and sign companies;
- 23) Automobile service stations, major repair garages, automobile fueling, car washes;
- 24) Vocational, technical, trade or industrial schools and similar uses;
- 25) Medical and dental or chiropractor offices and clinics;
- 26) Hospitals;
- 27) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
- 28) Audio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers and similar uses;
- 29) Outdoor storage;
- 30) Retail outlets in conjunction with wholesaling establishments;
- 31) Banks, including drive-thru tellers, savings and loan institutions, and similar uses;
- 32) Retail sales of heavy machinery, farm equipment and building materials including outside display;
- 33) Veterinarians, animal boarding, dog parks and similar uses;
- 34) Hotels and motels.

**B. Permissible Uses by Exception: *Those authorized in Section 656.313, Commercial Community/General-2.***

**C. Limitations on Permitted and Permissible Uses by Exception: *None.***

**D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403***

**E. Restrictions on Uses: *Those uses addressed in Part 11 of Chapter 656, Zoning Code (Adult Entertainment and Services)***

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- 1) *Minimum lot area: 10,000 square feet*
- 2) *Minimum lot width: 100 feet*
- 3) *Maximum lot coverage: none*
- 4) *Minimum front yard: 20 feet*
- 5) *Minimum side yard: 10 feet*
- 6) *Minimum rear yard: 10 feet*
- 7) *Maximum height of structure: 60 feet*

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

1) *Parking Requirements.* The parking required for this development generally exceeds the requirements of Part 6 of the Zoning Code. The project proposes to have the following approximate number of parking spaces:

129 Delivery Van Spaces;  
231 Standard Car Spaces;  
8 ADA Spaces;  
Total Onsite Parking Spaces = 368

This distribution facility will receive line haul truck deliveries of packages that are sorted by routes and placed into delivery vans. Sorting occurs in two shifts: 11pm to 6:30am, and 8:00am to 1:00pm. There are approximately 65 employees per shift. There will also be approximately 10 full-time supervising managers staggered during these two shifts.

Additionally, from approximately 7:00am to 1:00pm, delivery vans will be loaded with packages and depart from the property in groups of approximately 35 vans in 30-minute intervals. Approximately 175 delivery vans will depart the property in a single, 24-hour period. Approximately 7 to 9 hours after departure, the delivery vans will return to the property in “waves” similarly spaced to departure roll-out. Vans are emptied of any undelivered packages, otherwise secured and returned to their storage space. Drivers of the delivery vans will park their personal cars on the property and upon completion of their routes, will depart from the property in their personal vehicles or available public transportation.

2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of Blanding Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs: *Signage shall be as permitted by Part 13, Chapter 656, Zoning Code (Sign Regulations).*

D. Landscaping:

*The Property will not meet Part 12 Landscape Regulations of the Zoning Code, due to the existing condition of the parking area. However, landscaping shall be installed pursuant to the Landscape Plan dated October 4, 2019 in the application.*

E. Recreation and Open Space:

*There are no dwelling units on the property, therefore, no dedicated recreation or open space is required.*

F. Utilities.

*Water, sanitary sewer and electric will be provided by JEA.*

G. Wetlands

*There are no jurisdictional or isolated wetlands on the Property.*

**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.