

# WRITTEN DESCRIPTION

## 5050 Sunbeam Road

4/10/2019

### I. PROJECT DESCRIPTION

- A. 1.0 acres and 10,302 non-residential floor space located at 5050 Sunbeam Road. Existing use includes convenience store, barbershop, hair salon and t-shirt shop.
- B. Project Architect/Planner: Not Applicable
- C. Project Engineer: Not Applicable
- D. Project Developer: Not Applicable
- E. Current Land Use Category: RPI and NC
- F. Current Zoning District: CN
- G. Requested Land Use Category: Not Applicable
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 149085-0020

### II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="1.00"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="1.00"/>	acres	<input type="text" value="100"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="10,302"/>	sq. ft.	<input type="text" value="23.65"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="21,780"/>	sq. ft.	<input type="text" value="50"/>	%

### III. STATEMENTS

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

**An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption. This also includes the use of a drive-thru facility in conjunction with a permitted or permissible use.**

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.

**Off-premises consumption liquor store in place of the existing convenience.**

C. Justification for the rezoning.

**We are in the commercial corridor of Sunbeam Rd. There are not any churches or schools in proximity. We need to stay competitive in the market. A stand-alone convenience store without gas or liquor will not survive. We want to offer liquor to maintain a competitive advantage in this market.**

D. Phase schedule of construction (include initiation dates and completion dates):

**It will not require any construction to add liquor sales to our current business.**

### IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) An establishment or facility which includes the retail sale and service of all alcoholic

- beverages, including beer, wine and liquor for off premises consumption.  
Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
  - (3) Multi-family residential vertically integrated with a permitted use on the ground floor.
  - (4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
  - (5) Service establishments such as barber or beauty shops, shoe repair shops.
  - (6) Restaurants without drive-in or drive-through facilities.
  - (7) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
  - (8) Libraries, museums and community centers.
  - (9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
  - (10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
  - (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (12) Employment office (but not a day labor pool).
  - (13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  - (14) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
  - (15) Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.

B. Permissible Uses by Exception:

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- (3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- (4) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (6) Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
- (7) Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- (8) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- (10) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

(11) Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

(1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.

(2) Products shall be sold only at retail.

D. Permitted Accessory Uses and Structures:

See Section 656.403.

## V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area: 7,500 square feet, except as otherwise required for certain uses.*

(2) *Minimum lot width: 75 feet, except as otherwise required for certain uses.*

(3) *Maximum lot coverage: 50 percent*

(4) *Minimum front yard: Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.*

(5) *Minimum side yard: None*

(6) *Minimum rear yard: Ten ft.*

(7) *Maximum height of structures: 35 ft.*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Sunbeam Road and Old Kings Road South, substantially as shown in the Site Plan.

(3) *Pedestrian Access.*

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

C. Signs:

All signs shall comply with Part 13 Sign Regulations of the Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

F. Utilities

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

## **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.