

**WRITTEN DESCRIPTION**  
**For**  
**Chaffee Road PUD**  
**January 17, 2024**

**I. PROJECT DESCRIPTION**

A. The applicant proposes to rezone approximately 45.019 +/- acres located along Chaffee Road from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”). The current Planned Unit Development for the Chaffee Station PUD was approved under Ordinance 2008-0562-E (the “PUD”). The existing PUD permits a range of uses from medical, dental or chiropractic offices/clinics to day care centers, however, the existing 2008 PUD has not been developed. This PUD rezoning seeks to revise the permitted uses and thereby entitle development of the subject properties. This PUD rezoning will amend the existing permitted uses to allow a convenience store with gas pumps and diesel fueling and add an auto laundry to the permitted uses within the PUD. This amendment will thereby permit the development of a fueling station that includes truck refueling. The only changes proposed to the existing PUD are the aforementioned modification of the permitted uses to allow the development of a fueling station that includes truck refueling, updating the associated parcel real estate numbers (RE #s), adding two (2) adjacent parcels to the PUD, and a revision of the parking requirements as detailed in Section V.B.1 of this PUD written description. Concurrently with this PUD rezoning, the Applicant is requesting to close Gurtler Road. Applicant owns all the parcels surrounding Gurtler Road and the existing right of way is inconsistent with the plan for development.

As described below, rezoning the subject parcel to PUD is necessary to allow the proposed use, which is appropriate and compatible with the surrounding area. The proposed PUD will be compatible with the surrounding industrial uses. The proposed project is located in the Urban Area (UA) Development Area and meets the intent of this designation. Additionally, the proposed PUD will provide a much-needed use for this area’s growing population.

Surrounding land use designations, zoning districts and existing uses are as follows:

|              | <b>Land Use</b>  | <b>Zoning</b> | <b>Use</b>  |
|--------------|------------------|---------------|-------------|
| <b>South</b> | I-10 Interchange | N/A           | N/A         |
| <b>East</b>  | LDR              | PBF-1         | School      |
| <b>North</b> | LI               | IL            | Residential |
| <b>West</b>  | LI               | IL            | Vacant      |

## Project Team

| Applicant   | Land Use Attorney   | Planning Team   |
|---|---|---|
| Quik Trip<br>952 Old Peachtree Rd NW<br>Lawrenceville, GA 30043 | Driver, McAfee, Hawthorne & Diebenow, PLLC<br>One Independent Drive, Suite 1200<br>Jacksonville, FL 32202 | Kimley-Horn & Associates, Inc.<br>12740 Gran Bay Pkwy W, Ste 2350<br>Jacksonville, FL 32258 |

- B. Current Land Use Category: Business Park (BP)
- C. Current Zoning District: Planned Unit Development (PUD)
- D. Requested Zoning District: Planned Unit Development (PUD)
- E. Real Estate Numbers:

|             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|
| 001829-0010 | 001832-0005 | 001846-0040 | 001855-0010 | 001846-0020 |
| 001847-0000 | 001850-0000 | 001851-0000 | 001852-0000 |             |

## II. QUANTITATIVE DATA

- A. Total Acreage: +/- 45.019 acres
- B. Maximum Density: N/A
- C. Total number of dwelling units: N/A
- D. Total amount of non-residential floor area: Max 50,000 square feet
- E. Total amount of recreation/open space: Per LDC Section 656.420
- F. Phase schedule of construction (include initiation dates and completion dates):

The Applicant is proposing development of this project in one five-year phase. Market conditions will dictate the actual pace of development.

**III. STATEMENTS**

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description, Phasing Schedule, and Concept Plan.

As detailed above, this PUD adds fueling stations that include truck fueling and auto laundry as permitted uses.

Due to the restrictive nature of the existing Land Development Code maximum parking spaces regulations for filling stations, this PUD requests to eliminate the maximum off-street parking requirement as stated in LDC Section 656.604, "maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces." In addition, this PUD requests that developments within this PUD shall not be subject to the Parking Lot Landscape Matrix Figure B in Part 6 of the City's Zoning Code.

The original PUD (2008-0562-E) for this site allowed multi-family as a permissible use which this PUD is also requesting in Section IV.A.25 in this PUD text.

Due to the immediate location adjacent to I-10 and the height of the existing trees, this PUD requests an I-10 interstate pole sign up to 120 feet tall and 400 square feet in area.

Through rezoning the subject property to PUD, the property can be used more efficiently than strict application of the Zoning Code. The proposed PUD provides appropriate and compatible design standards that permit commercial uses adjacent to an interstate interchange. Rezoning the parcel to PUD is required to allow the proposed use, enable flexibility in site design, and utilize the smart growth tools that are proposed by this development.

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.

All facilities on this site will be privately owned, operated and managed.

**IV. USES AND RESTRICTIONS**

A. Permitted Uses

All permissible uses will be generally consistent with Section 656.313.A.IV of the City of Jacksonville's Zoning Code and more specifically described below.

## Permitted Uses:

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings 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.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
15. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Filling or gas stations that include truck/tractor-trailer fueling with sale of beer and wine and meeting the performance standards and development criteria set forth in Part 4.
23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
25. Multi-family residential.
26. Auto Laundry.

B. Permissible Uses by Exception:

Permissible uses by exception shall be consistent with Section 656.313.A.IV.(c) unless specified above as a permissible use.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.403 of the City of Jacksonville's Zoning Code.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum width and area: none
2. Maximum lot coverage by all building: none
3. Maximum impervious surface ratio (ISR)
  - a. 85%
4. Minimum yard requirements (building setbacks)
  - a. Front—None
  - b. Side—None
  - c. Rear—None
5. Maximum height of structures
  - a. 55 feet

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, as it may be amended with following additional and superseding provisions:

- a. Commercial and industrial uses shall not be subject to the Parking Lot Landscape Matrix Figure B in Part 6 of the City's Zoning Code.
- b. This PUD requests to eliminate the maximum off-street parking requirement as stated in LDC Section 656.604, "maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces."
- c. Shared parking is permitted to satisfy the parking required for multiple uses subject to the review and approval of the Planning and Development department.

2. Vehicular Access.

- a. Vehicular access to the Property shall be by way of Chaffee Road, as generally depicted on the PUD Site Plan. Additional vehicular accesses may be added to the site in the future. These future access locations shall be reviewed and approved through an administrative modification by the Planning and Development Department.
- b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalks that will be provided along Chaffee Road.

C. Signs:

All sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code; more specifically 656.1303(c)(3) with the exception of an I-10 interstate pole sign up to 120 feet tall and 400 square feet in area.

A two hundred (200) square foot, twenty-five (25) foot high illuminated master identification sign, listing all the overall project tenants will be permitted at the commercial entranceway along Chaffee Road.

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Land Development Code.

E. Recreation and Open Space:

The property shall provide Recreation and Open Space in compliance with the City of Jacksonville 2045 Comprehensive Plan and Section 656.420 of the City's Land Development Code.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for PUD verification of substantial compliance, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general overall layout.

**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 community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

*The proposed PUD is more efficient than would be possible through strict application of the Zoning Code. The proposed development includes a mix of uses directly adjacent to the I-10/Chaffee Road interchange. Through thoughtful site design, the development is proposed to protect as much wetlands as possible. The current PUD is no longer serving the property for development at the highest and best use. Rezoning to PUD will provide the necessary flexibility in site design to develop the property in a compatible and efficient manner.*

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

*The proposed development is compatible with the surrounding industrial zoning districts and adjacent interstate interchange. The proposed development has a current future land use designation of Business Park (BP). The proposed PUD will generally develop per the CCG-1 zoning requirements. Therefore, the proposed development will be compatible with surrounding land uses and will use intentional site design to improve the characteristics of the surrounding area.*

- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

*The proposed PUD rezoning and will promote the City of Jacksonville's 2045 Comprehensive Plan by meeting the following objectives and policies:*

FLUE Policy 1.1.15:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 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.

*The proposed development fulfills this policy by locating in proximity to Interstate-10 and being infill development that does not contribute to urban sprawl.*

FLUE Policy 1.1.17:

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

*The proposed development is in the Urban Area Development Area and fulfills the intent of the Urban Area Development Area through the appropriately proposed density, location, and compatible, thoughtful design.*

FLUE Policy 3.1.12:

The City shall, through Land Development Regulations and land use category descriptions, require higher density residential development and supporting commercial uses to locate on or near arterial or collector roads used for mass transit routes and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

*The proposed project is located at the I-10 and Chaffee Road interchange. Chaffee Road is a minor collector and I-10 is an FDOT interstate; the proposed use is ideal in this location with access to both roads.*



- D. The project will have internal and external compatibility.

*The project is designed to provide internal traffic design to accommodate the project and serve as a mechanism for well thought out traffic patterns. In addition, the Applicant is working with the City's Traffic Engineer to address access to the site.*