

PUD Written Description

1909 Parental Home Road Commercial Development

(previously known as Hogan Road Commercial Development and approved as PUD 2018-669)

December 10, 2020

I. PROJECT DESCRIPTION & HISTORY

A. Proposed PUD Project Description

The proposed PUD will encompass 1.28 acres and will convert the existing PUD to a new PUD.

Proposed within this PUD rezoning application is an existing single 12,025 SF commercial building that was authorized under PUD 2018-669.

The commercial building is similar in nature to other projects previously built by RCW Properties - each commercial unit has a storefront entrance with small office and a rollup door leading to active work and storage areas. The parking areas against the front of the building were permitted according to the existing PUD 2018-669 without terminal landscape islands, since the island location would have block vehicular entry into the building. Enhanced landscape buffers are located on the property's southern and eastern property lines to provide shielding from the two residential homes.

B. Project Developer

RCW Properties, Inc
PO BOX 19065
Jacksonville, FL 32245

C. Current Land Use Category: RPI

D. Current Zoning District: PUD (*existing PUD 2018-669*)

E. Requested Land Use Category: RPI

F. Requested Zoning District: PUD (*proposed*)

G. Real Estate Number(s): 137008-0020
(*previously 137008-0000 & 137008-0010*)

II. QUANTITATIVE DATA

Total Gross Acreage:	1.28 Acres	(100%)
Amount of each different land use by Acreage		
Single Family	0.00 Acres	(0.00%)
Total Number of Units	0 D.U.	
Multi Family	0.00 Acres	(0.00%)
Total Number of Units	0 D.U.	
Commercial	1.28 Acres	(100.00%)
Industrial	0.00 Acres	(0.00%)
Other Land Use	0.00 Acres	(0.00%)
Total amount of Non-Residential Floor Area	12,025 Sq. Ft.	(21.57%)
Active Recreation and/or Open Space	0.00 Acres	(0.00 %)
Passive Open Space, Pond, Wetlands	0.57 Acres	(44.53%)
Public Right-of-way	0.00 Acres	(0.00%)
Maximum Coverage of Buildings	12,025 Sq. Ft.	(21.57%)

III. STATEMENTS

A. How does the proposed new PUD differ from the existing PUD 2018-669?

- 1) The proposed PUD has new proposed permitted uses that are listed below in Section IV. USES AND RESTRICTIONS.
- 2) The proposed PUD has new prohibited uses that are listed below in Section IV. USES AND RESTRICTIONS subsection (c).
- 3) The proposed PUD has new operating hours limitations and dumpster collection hours limitations that are listed below in Section V. DESIGN GUIDELINES, subsection (2) Vehicular & Tenant Access.

4) The new PUD still allows for the continued exclusion of unwanted uses (*Adult Entertainment and Outside Display and Storage of Materials*) along with providing written assurance on larger than the required minimum Landscape buffers along the southern and eastern property boundaries.

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.

Common Areas, Landscape Buffers and Pond Areas will be actively maintained by a Property Owners Association (POA).

C. Justification of the Rezoning

The property is being rezoned from an existing PUD (2018-669) to a new PUD specifically to **clarify the types of permitted uses that will be allowed.**

The existing PUD's additional language that restricted certain uses and requesting landscape buffers bigger than the required minimum is preserved in the proposed PUD to protect the adjacent property owners.

D. Construction

The property has since been developed, permitted and the existing building was constructed under the requirements of the existing PUD 2018-669.

No additional Construction is anticipated.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(a) Permitted uses and structures.

- 1) Small scale retail and wholesale commercial operations including offices, showroom and indoor storage only.
- 2) General trade contractors that do not require the use of outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- 3) Professional and business offices, including businesses that require a rollup door along with a traditional storefront office entrance. These uses are allowed to have interior space that allows for the assembly of components and light manufacturing when in conjunction with retail sales or service establishment. All assembly or light manufacturing shall take place inside the building with all doors closed.
- 4) Commercial van conversions, including indoor installation, indoor repair and indoor servicing of equipment.

B. Permitted Uses by Exception: None

C. Prohibited Uses:

- 1) Adult “Nude” Dancing Establishments will expressly not be permitted.
- 2) Outside Display or Storage of materials will expressly not be permitted.
- 3) Service Garages (Minor or Major) will expressly not be permitted.
- 4) Convenience Stores will expressly not be permitted.

D. Permitted Accessory Uses and Structures: None

V. DESIGN GUIDELINES

A. Lot Requirements

Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

Minimum yard requirements.

Front—None.

Side—None,

Rear—Ten feet.

A minimum uncomplimentary use / landscape buffer of 20 feet was previously required and provided along the southerly property boundary and a minimum uncomplimentary use / landscape buffer of 15 feet shall was previously required and provided along the easterly property boundary. These uncomplimentary use / landscape buffers are greater than the required minimum set forth in the zoning code. No improvements other than landscaping, visual screening or retention may be permitted in the required uncomplimentary use / landscape buffer. Minor encroachments (sidewalks, dumpster pads) shall be allowed as long as they do not encroach within the required minimum uncomplimentary buffer width as long as the average area for the buffer is not diminished.

B. Ingress, Egress & Circulation

(1) Parking Requirements:

The existing building is 12,025 SF. With each unit containing a small office (approximately 10% of the units individual size) this would yield approximately 1,202 SF of office space, and the remaining area open work space. Following the Parking Code the proposed development would be severely under parked. Proposed within this PUD application, the site shall be allowed 24 parking spaces as depicted on the PUD Site Plan

and approved under the previous PUD (2018-669). The 8 parking spaces closest to the building shall not be required to have terminal landscape islands.

(2) Vehicular & Tenant Access

(a) Vehicular access shall be 1 full access driveway on Parental Home Road and 1 full access driveway along Hogan Road.

(b) Dumpster collection is limited to between 9AM and 3PM

(c) Operating Hours is limited to between 9AM and 6PM

(3) Pedestrian Access

(a) Pedestrian access shall be provided by a 5-foot sidewalk from the right-of-way on Parental Home Road to the building. The Pedestrian Access will meet ADA Access Requirements.

C. Signage

(1) Two single faced entry ground-based monument signs not exceeding 24 square feet in area and 8 feet in height shall be allowed.

D. Landscaping

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with exception of the 8 parking spaces closest to the proposed building. These 8 spaces shall not be required to provide terminal landscape islands, however the required plantings will be relocated to within the landscape buffers for the property. A 20 foot Landscape Buffer shall be required on the property's southern boundary, and a 10 foot Landscape Buffer shall be required along the eastern property boundary.

E. Utilities

Water will be provided by JEA

Sewer will be provided by JEA

Electricity will be provided by JEA

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements. **No Wetlands exist Onsite.**

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 the existing and proposed uses within the Property and showing the general layout of the overall development.