

**PUD WRITTEN DESCRIPTION
 COLLINS TOWN CENTER STORAGE PUD
 September 21, 2022**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 1.79 acres of property to allow for a self-storage facility on a portion of the property located at 0 Parramore Road (RE# 016518 0329) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan herewith. The Property is located within the CGC land use category, the Suburban Development Area, and is zoned PUD pursuant to Ordinance 2008-778 (the “Existing PUD”).

This PUD amends the Existing PUD to include personal self-storage facilities as a permitted use and adopts site specific provisions tailored to the development of such facilities. Consistent with the proposed self-storage use, the surrounding parcels are all located within the CGC land use and zoned within the Existing PUD or PUD 2019-315, which likewise adopted the Existing PUD and permits personal property storage facilities. The parcel subject to PUD 2019-315 was subsequently acquired by Costco Wholesale Corporation. The surrounding uses are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	PUD (2008-778)	Comfort Inn & Suites Hotel
East	CGC	PUD (2008-778)	I-295
South	CGC	PUD (2008-778)	Ascension St. Vincent’s
West	CGC	PUD (2008-778 & 2019-315)	Costco

- B. Project name: Collins Town Center Storage PUD.
- C. Project engineer: Matthews Design Group.
- D. Project developer: Nouveau Management Group, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD (Ordinance 2008-778).
- H. Requested zoning district: PUD.
- I. Real estate number: 016518 0329.

II. QUANTITATIVE DATA

- A. Total acreage: 1.79 acres.
- B. Total amount of non-residential floor area: 150,000 square feet.

III. STATEMENTS

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

This PUD adopts the Existing PUD provisions with the following exceptions:

- 1. Personal property storage facilities are a permitted use, which are exempt from the Part 4 supplemental criteria provided that the facility is in the form of a vertically integrated facility.
 - 2. Maximum height has been reduced to sixty (60) feet.
 - 3. Parking for self-storage facilities shall be a minimum of one (1) parking space per six thousand (6,000) square feet of gross floor area.
 - 4. Loading for self-storage facilities shall be a minimum of one (1) loading space per sixty-five thousand (65,000) square feet of gross floor area.
- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1. Permitted uses shall be as provided in Section 2.3 of the Existing PUD with the following addition:
 - a. Personal property storage facilities, which shall be exempt from the supplemental requirements of Part 4 provided that the facility is in the form of a vertically integrated storage facility.
- B. Permitted accessory uses and structures shall be as provided in Part IV of the Existing PUD.

C. Restrictions on permitted uses shall be as provided in Part V of the Existing PUD.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings. None.
3. Minimum yard requirements.
 - a. Front – Twenty (20) feet.
 - b. Side – Zero (0) feet.
 - c. Rear – Zero (0) feet.
4. Maximum height of structures:
 - a. Sixty (60) feet, subject to the following qualifications:
 - i. The maximum height limit does not apply to spires, significant entrance features, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitation, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
 - (1) The height zones established for airport zones and airspace height limitations.
 - (2) Elevations prescribed by the Federal Aviation Administration (“FAA”), unless the FAA has issued a determination of no hazard to air navigation on the structure.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for personal property storage facilities shall be at a minimum of one (1) parking space per six thousand (6,000) of gross floor area. Loading for personal property storage facilities shall provide a minimum of one (1) loading space for every sixty-five thousand (65,000) feet of gross floor area. All other uses shall have parking pursuant to Section 3.3 of the Existing PUD.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Parramore Road, substantially as shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs shall be consistent with the signage requirements in section 3.4 of the Existing PUD.
 - D. Landscaping: Landscaping shall be provided pursuant to the Existing PUD.
 - E. Recreation and Open Space: Any Recreation and Open Space provided shall count towards the minimum of five (5) acres of open space as outlined in the Existing PUD.
 - F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
 - G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

3. Policy 1.1.10 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. 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.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Goal 3 - To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
9. 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.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. **Allocation of residential land use.**

A vertically integrated personal property self-storage facility is proposed for the Property.

D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Parramore Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is bounded on all sides by land located within the CGC land use category and is part of a larger commercial PUD which contemplates a multitude of consistent and compatible uses. The proposed self-storage use will provide a much needed service to the surrounding single family subdivisions to the east and south of the Property.

F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

I. **Off-Street parking including loading and unloading areas.** The proposed PUD requires a minimum of one (1) space per six thousand (6,000) square feet of gross floor area for self-storage facilities and will be consistent with the requirements of the Existing PUD for all other uses.

J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>1.79</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>1.79</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.