

WRITTEN DESCRIPTION
McCormick Station 2 PUD
February 18, 2021

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 161020-0800 (the “Property”), which contains approximately 2.56 acres, is currently zoned Planned Unit Development (PUD) (Ord. 2015-208-E) and designated CGC (2014C-016) and was originally intended for commercial purposes. The original PUD contemplated a gas station and convenience store with a car wash. At the time of this original rezoning, the 13-acre subdivision entitled under PUD (Ord-2017-45-E) was not yet contemplated. While that development continues, it has become apparent that the use of the subject property as a gasoline filling station is not the appropriate use for either the future residents or the developer.

The Property is located at a commercial node, located at the intersection of Kernan Boulevard and McCormick Road. Being on this particular corner, the property is uniquely suited for commercial use, located on the going home side of these two major roadways. McCormick Road, a Principal Arterial, is developed as a 4 lane Urban Section and has traffic volumes measuring almost thirty-thousand cars each day. Kernan Boulevard, also designated as an Arterial Roadway, is currently undergoing widening and has traffic volumes exceeding seventeen-thousand cars each day. The property to the south and east is a single-family subdivision as noted earlier in this report. It is designated Low Density Residential on the Future Land Use Map Series, and PUD on the City’s Zoning Atlas. To the west, across Kernan, the JTA owns a 19-acre tract of land designated Medium Density Residential (MDR) and Zoned PUD. To the north, across McCormick Road is a 5-acre JEA Substation, designated Public Building and Facilities (PBF) and Zoned PBF-1. This facility abuts and connects to a 150-foot powerline that also extends over a large portion of the Subject Property, continuing southward toward Atlantic Boulevard

The applicant has not utilized any design professionals for the preparation of this application. The parcel is vacant but all utilities have been stubbed to the site, as part of an agreement with KB Homes, who developed the single-family homes to the south and east of the Property. The aforementioned power lines encumber approximately one acre of the Property’s 2.56 acres. The existence of these lines limits the activity that can be conducted on that portion of the property and serve to reduce the viability of some uses. Other than these lines, the site does not include significant or unique characteristics, variation of elevations or natural features.

The revised PUD will permit the list of Permitted Uses to be revised, eliminating gasoline filling stations, car washes, and any use that would operate twenty-four hours each day. Additionally, as the users would be changing, an increase in allowable building area is also being requested. However, any building proposed for this property would be required to locate structures in a

manner that orients the access and parking areas to the north and west, away from the developing subdivision.

The site is an infill location, being surrounded by densely developed residential subdivisions, offering convenience to the commuting public as well as those in close proximity. Such strategically located commercial sites offer convenience to the almost Fifty-Thousand residents who live in a three-mile radius, while reducing Vehicle Miles Traveled (VMT) along the McCormick and Kernan Boulevard corridors. In exchange for these additional uses, all references to gasoline filling stations or car washes are stricken from this PUD Rezoning Application.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a retail development limited to not more than 17,000 square feet of enclosed area, with no use operating more than 12 hours each day. All improvements are to be developed in consonance with the goals and objectives of the Community General Commercial land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence design as soon as possible after zoning approval. Similarly, construction would also be intended to commence immediately upon approval of the zoning and engineering entitlements. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel and will be developed as depicted on the attached site plan (Exhibit E) dated November 21, 2020 (the "Site Plan," which is incorporated herein by this reference.

A. Permitted Uses:

1. Commercial retail uses such as
 - i. Commercial retail sales and service establishments
 - ii. Professional and business offices and clinics
 - iii. Art galleries, museums, gymnasiums, community centers, dance, art or music studios
 - iv. An establishment or facility which includes the retail sale and service of beer or wine for on-premises conjunction with a restaurant
 - v. Express or parcel delivery offices and similar uses, without terminals
 - vi. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- vii. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses

All above uses consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit "E").

B. Permissible uses – Commercial uses permissible by exception shall include the following:

- i. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption
- ii. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

C. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 86,000 square feet

Lot Width – minimum of 300 feet

Yards –

Front: 150 feet along Kernan Boulevard, 50 feet along McCormick Road

Side: 50 feet.

Rear: N/A (Corner Lot)

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 40%
3. *Maximum height of structures:* thirty (30) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.
2. Parking shall be provided consistent with the provisions of the Zoning Code.

C. Signs.

1. The number, location and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (100) one-hundred square feet in area and (18) eighteen feet in height may be permitted along Kernan Boulevard and one along McCormick Road.

Wall signage shall be permitted as per the CCG-1 Zoning District, but no such signage shall be permitted along the south or easterly sides of the building.

Illumination: Internal or indirect lighting, will be permitted as appropriate.

D. Site Design and Landscaping.

Development of any building on the property shall be oriented toward either Kernan Boulevard or McCormick Road.

1. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required.
2. Landscaping shall meet or exceed the provisions of the Zoning Code for the Vehicle Use Areas and Uncomplimentary Use Buffers.

E. Building Orientation

1. General:

The subject property is to be utilized as a commercial retail and service development, permitting low volume commercial services. The primary structure is situated to block noise associated with intersection of Kernan Boulevard and McCormick Road.

IV. 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 rezoning is a reasonable manner by which to permit the infill of an undeveloped property for a variety of uses that will provide convenience to the area residents, while acting as a transition from the intersection of these two major roadways. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan, eliminating uses that could create externalities upon the adjacent residential. Further, the development promotes a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to prohibit certain commercial uses;

Represents and appropriate combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 2.10
2. Goal 3
3. Objective 3.1
4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed revision to the PUD does not include any residential use.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Kernan Boulevard as well as from McCormick Road. All access points will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to permit additional uses, which would offer convenience and reduce VMT for the residents in the immediate vicinity, while seeking to reduce impacts to the residential developments to the south and east.
- F. The various uses will be appropriately screened from one another and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses.
- G. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required parking and landscape provisions.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements to an already approved off-site location.

- M. *Utilities.* Electric power, water and sewer services are currently furnished to the Property by the Jacksonville Electric Authority.