

**Main Street Office Warehouse PUD**  
**Written Description**  
**Date: March 13, 2023**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Designation: Community/General Commercial and Low Density Residential (LDR)
- B. Current Zoning District: Commercial Community/ General -2 (CCG-2) and Residential Rural- Acre (RR)
- C. Requested Zoning District: PUD
- D. RE #: 107887-0010
- E. Project Planner: Michael Herzberg
- F. Project Engineer: Alliant
- G. Project Developer: N/A

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 1.05± acres of property from CCG-2/RR to PUD. The parcels is split, effectively down the center, leaving one-half of the property designated for intensive commercial uses and the other one-half limited to rural residential uses. As the parcel is approximately one acre, neither portion of the land is developable on its own. Thus, the owner has elected to seek a land use amendment and a PUD rezoning to unify the property under one development scenario. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”) dated February 8, 2022. The proposed PUD rezoning permits development of the property for office, retail and warehouse type of uses, while limiting all primary commercial activity to the western portion, closest to Main Street. Similarly, the design limits the access of the property to Main Street, prohibiting any connection to 1st Avenue, where the residential land use and zoning exists. Instead, the developer would only locate the required retention pond and 10 parking spaces in the area that is currently designated LDR/RR. An appropriate landscape buffer and fencing would be provided along all areas that are currently designated residential, offering screening to those who live or use 1st Avenue.

The proposed PUD is required as the existing split designation makes the parcel unbuildable for residential purposes, being less than 1 acre in area. Similarly, a commercial use cannot otherwise be commenced as accessory parking for commercial use is not permitted in residential

districts. This PUD would permit only limited accessory parking to occur in the area currently designated RR and would permit a logical development pattern, protecting the adjacent residential areas to the east.

The proposed uses of this PUD are far less intensive than allowed under the CCG-2 Zoning District and the PUD provides assurance to the adjoining owners that they will be adequately buffered and no actual encroachment will occur. The development of this commercial facility would increase the local tax base, create employment opportunities within the area and reduce trips by offering such employment in the Main Street area.

The subject Property is not within any designated flood zone and the engineering design provides off site retention, located in the eastern portion of the site. Development is intended commence immediately upon approval of the entitlements and required permitting.

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Commercial Retail Sales and Service Establishments, but no drive-thru facilities.
2. Mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 for CCG-1 & CCG-2 zoning districts, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios.
3. All types of professional and business offices.
4. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises. Per CGC land use requirements – must be accessory to a commercial retail sales and service establishment.
5. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
6. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating. Per CGC land use requirements – must be accessory to a commercial retail sales and service establishment.

7. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
8. Private clubs.
9. Churches, including a rectory or similar use.
10. Vocational, trade and business schools.
11. Banks, including drive-thru tellers.
12. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption. No drive-thrus

**B. Permitted accessory uses.**

1. See Section 656.403.

**IV. DESIGN GUIDELINES**

**A. Minimum Lot and Building Requirements.**

1. Minimum building setback and yard requirements. The building setbacks for all uses and structures are as follows:
  - a. Front – Ten (10) feet
  - b. Side – Five (5) feet eastern one-half of parcel and a minimum of Ten (10) Feet on western portion, as depicted on Exhibit E (Site Plan) of 2/08/2022
  - c. Rear – Through lot, no rear yard
2. Minimum Lot Requirements. 43,560 square feet, as depicted on Exhibit E, dated 2/08/2022
3. Maximum Height of Structures. Forty (40) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. Maximum parcel coverage by all buildings. Thirty (30) percent.

- B. Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping.

- C. **Access.** As shown on the Site Plan, access to the property shall only occur from Main Street, and the same shall be reviewed and approved by the appropriate agency with jurisdiction.
- D. **Pedestrian Circulation.** The overall development provides an interior sidewalk system providing access to the parking area. All other required sidewalks shall be provided or otherwise consistent with the Comprehensive Plan.
- E. **Recreational/Open Space.** The overall development includes almost one-half of the property as a pond and open area with the required landscaping of an Uncomplimentary Land Use Buffer.
- F. **Signage.** The PUD shall be permitted signage consistent with the CCG-2 Zoning District. All signage shall be only oriented toward the Main Street portion of the property.
- G. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code.
- H. **Landscaping/Fencing/Screening.** The development will comply with all provisions of Part 12 of the Zoning Code, including the appropriate perimeter landscaping and required buffers. Such buffers may be relocated as depicted on the site plan to better protect the abutting residential areas. Additionally, any use which would generate refuse that may be malodorous will require the provision of a sanitization and cleaning service on a weekly basis. – Make this a condition on permitted / permissible uses, also consider limiting hours on when dumpster sanitization can occur. Proof of such service shall be provided to the Planning Department.
- I. **Stormwater Retention.** A stormwater retention/detention system, as depicted on the Site Plan, dated February 8, 2022, will be developed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- J. **Utilities.** JEA will provide all electric power, but water and sewer services may be private depending on availability of the same.
- K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.
- L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan (Exhibit E dated 2/8/2022) is conceptual and revisions to the Site Plan, may be required

as the proposed development proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

## V. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently within two land use categories. If approved, the entire parcel will be designated CGC, but the approved uses and location of structures are intended to reduce impacts to the adjacent properties. The proposed development is consistent with the following components of the 2030 Comprehensive Plan:
- Goal 3, Objective 3.2, Policies 3.2.2, 3.2.4, 3.2.9, 3.2.12.
- B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.
- C. **Allocation of Residential Land Use.** This proposed development does not include residential use and would therefore not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access to the property. The final design of the access point 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 would serve to promote commercial infill along Main Street while protecting the residential character along 1st Avenue. This proposal would promote the area, offering new employment opportunities, at a limited scale, providing convenience to both customers and the area residents.
- F. **Recreation/Open Space.** No recreation will be created for this PUD, but a large portion of the site is passive.
- G. **Impact on Wetlands.** No wetlands exist on the parcel.
- H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use and the same will be buffered from the residential to the east.

- J. **Sidewalks, Trails, and Bikeways.** The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

# EXHIBIT F

PUD Name

**Main Street Office Warehouse PUD**

## Land Use Table

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Total gross acreage	<b>1.05</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0.3</b> Acres	<b>30</b> %
Total number of dwelling units		
Multiple family		
Total number of dwelling units		
Commercial	<b>0.75</b> Acres	<b>70</b> %
Industrial		
Other land use		
Active recreation and/or open space		
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures	<b>10,000</b> Sq. Ft.	<b>21</b> %