

PUD Written Description

**SOUTEL C.T.L. PUD
January 28, 2020**

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property" is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 003459-0210 with a corresponding address of 6607 Old Kings Road. The Property has road frontage or access from Old Kings Road and is immediately adjacent to the property.

The applicant proposes to rezone approximately 0.95 acres +/- to PUD to combine this parcel of land with the adjacent land that the applicant owns. The purpose of the PUD is to unify the two parcels allowing for the existing business to expand onto the subject parcel. This PUD seeks to follow the original LEAGUE / SOUTEL PUD (ORD 2009-664) to allow for the same approved uses within the original PUD. In the immediate area are IL, CCG-1 and Residential uses. The Property is located in the Industrial sanctuary. New development in the area is predominately warehousing.

The Site Plan denoted as Exhibit E is conceptual only. The City of Jacksonville Planning and Development Department will have final site plan approval.

The site will be developed in accordance with the King Soutel Crossing (Corridor) Community Redevelopment Plan. In addition, the "best practices" guidelines will be applied where applicable.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Retail outlets for the sale of art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist-shops, home furnishings and appliances (including repair), office equipment or furniture, antiques, hardware, and similar uses.
2. Service establishments such as reducing salons or gymnasiums, self-service laundries, tailors or dressmakers, laundries or dry cleaning pickup stations, radio and television broadcasting offices and studios, communication towers and antennas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, home equipment rental, freight movers, communication services, business machine services, sign companies, and similar uses.
3. All types of professional, business, and medical offices, newspaper offices including printing, employment offices (but not day labor pools), union halls, building trades contractors meeting the performance standards of Part 4, and similar uses.

4. Off-street parking lots meeting the performance standards and development criteria of the CCG-1 zoning district as set forth in Part 4.
5. Outside display and landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
6. Express or parcel delivery offices, telephone exchanges, motorbus or other transportation terminals and similar uses.
7. Veterinarians subject to the performance standards and development criteria for the CCG-1 zoning district as set forth in Part 4.
8. Personal property storage establishments meeting the performance standards and development criteria as set forth in Part 4.
9. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria as set forth in Part 4.
10. Wholesaling, warehousing, storage and distribution establishments and similar uses.
11. Printing, lithographs, publishing, and similar establishments.
12. Vocational, technical, trade or industrial schools, learning centers, and similar uses.
13. Freight, bus, trucking, shipping or other transportation terminals, express offices and terminal facilities and telephone exchanges, repair or installation facilities, and similar uses.
14. Bulk storage yards (but not concrete batch mixing plants) meeting the criteria set forth in II (C) - Restriction on Uses.
15. Building trades contractors with outside storage yards and heavy construction equipment if storage not within a completely enclosed building or structure is visually screened by an eight-foot fence not less than 85% opaque.
16. Outdoor storage yards and lots including auto, semi-truck and trailer storage yards if storage is completely enclosed by an eight-foot fence or wall not less than 85% opaque.
17. Light manufacturing, processing, (including food processing but not slaughterhouse), packaging or fabricating.
18. Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies, automobile service stations, major repair garages, truck stops and similar uses.
19. Radio or television broadcasting offices, studios, transmitters, telephone, and cellular telephone towers.
20. Medical clinics.

B. Accessory Structures

1. Accessory uses, and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.
2. Any request to deviated from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.
3. Any building located within one hundred feet of New Soutel Drive will have the walls that face New Soutel Drive as finished walls i.e.; appear to be a front of a building with doors; windows and finish material brick, stucco, cut block, etc. If the wall facing New Soutel Drive is a rear wall of a building, faux windows and doors will be added. In no event can a wall facing New Soutel Drive located within one hundred feet of the right-of-way be left as a painted, wood or metal wall. The City of Jacksonville Planning and Development Department will have architectural review and control.
4. Any outside storage yard will be completely enclosed with an eight-foot high 85% opaque fence. There can be no protrusions above the fence.
5. No stacking of storage trailers or containers will be allowed.

D. Permissible Use by Right or Exception:

1. Permissible uses by right or by exception in the CCG-1 and IL zoning districts not otherwise listed above shall be allowed with a grant of zoning exception by the Planning Commission.
2. Outside sales, service and display

E. Prohibited Uses:

1. The following uses are prohibited: bottle clubs, pool halls, tattoo parlors, palmists and clairvoyants, astrologists, massage parlors, lingerie modeling, adult book or video stores, adult theaters, funeral parlors, flea markets, auction houses, bingo parlors, junkyards, residential treatment facilities, and rescue missions, no scrap processing, concrete batch plants, and bulk storage of flammable liquids or acids or any material deemed hazardous.

III. DESIGN GUIDELINES

A. Lot requirements:

1. *Minimum lot area:* None, except as otherwise required for certain uses
2. *Minimum lot width:* None, except as otherwise required for certain uses.
3. *Maximum lot coverage:* 60%
4. *Minimum front yard:* None
5. *Minimum side yard:* None
6. *Minimum rear yard:* Ten {10} feet
7. *Maximum height of structure:* Forty-five (45) feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of sixty feet.

B. Ingress, Egress and Circulation:

1. Parking Requirements:
 - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code
 - b. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
2. Vehicular Access:
 - a. Vehicular access to the Property shall be by way of **New Soutel Drive**. Secondary access to the Property may be from any public street if deemed needed and is subject to the review and approval of the City's Traffic Engineer.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
3. Pedestrian Access:
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2010 Comprehensive Plan.

C. Signs

1. All signs will comply with the design guidelines and color scheme as denoted in Figure 12 Old Kings Road Way Finding located on Page 40 of the King Soutel Crossing Community Redevelopment Plan.
2. Two (2) monument signs of twenty (20) feet in height with sign faces of 150 square feet, which may be internally or externally illuminated will be allowed. One sign on Old Kings Road and one sign on New Soutel Drive.
3. Building signage will be limited to 10% of the face of the building. All identification and directional signs will be subject to the review and approval of the Planning and Development Department.
4. In the event of partitioning, off-site identification signage may be permitted so long as the signage may be permitted so long as the signage remains located within the boundaries of the PUD

D. Landscaping and Buffering

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the Property.
2. Notwithstanding the requirements of Part 12 Landscape Regulations of the Zoning Code along Old Soutel Road, there will be a ten (10) foot wide natural buffer. This buffer will be filled in and planted in any open spaces. On the inside boundary of the 10-foot buffer, a six-foot tall chain link fence will be erected. The inside of said fence will be covered with green mat to create an 85% opaque visual barrier from the-street. A driveway to Old Soutel Drive will be exempted from this buffering requirement.
3. All retention/detention ponds will have a fountain in them as a water feature and to help reduce mosquito larvae.

E. Recreation and Open Space

1. Usable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities

1. Water, electric and sanitary sewer will be provided by JEA.

G. Wetlands

1. Wetlands will be permitted according to local, state and federal requirements

H. Lighting

1. All lighting will meet the standards and requirements as set forth in the Jacksonville Zoning Code.

IV. 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 all existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. 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 2010 Comprehensive Plan and Land Use Regulations. The proposed project to combine this parcel of land with the adjacent land that the applicant owns. The purpose of the PUD is to unify the two parcels allowing for the existing business to expand onto the subject parcel. This PUD seeks to follow the original LEAGUE / SOUTEL PUD (ORD 2009-664) to allow for the same approved uses within the original PUD. In the immediate area are IL, CCG-1 and Residential uses.

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and/or recreation and open space than would be required through a straight zoning;
- C. Allows for an effective use of the land, resulting in lower development costs;
- D. Provides an environment that is characteristic of the surrounding area;
- E. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- F. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* Consistency with the Comprehensive Plan. There is a companion Small Scale Land Use Change to Industrial Light (IL) which, if approved, will allow the subject PUD to be consistent with the Future Land Use Maps.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number _____
- C. *Allocation of Residential Land Use.* There is no residential component to this PUD.

- D. *Internal Compatibility / Vehicular Access.* The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties.
- E. *External Compatibility/Intensity of Development.* The Property is located in an established industrial and emerging commercial area along Soutel Drive. The surrounding area contains uses similar to those proposed in this PUD.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property contains less than 50 acres and therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
- J. *Operation and Maintenance.* DGFL2, LLC will be the responsible entity for Operation and Maintenance.
- K. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.
- L. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- M. *Utilities.* The JEA will provide all utilities.

VII. SUCCESSORS IN TITLE

All successors in title to the Property, or to any portion of the Property, shall be bound to all the development standards and conditions of this PUD as contained herein and, in the Ordinance, approving the same.

VIII. GOALS AND POLICIES

Specifically, the PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

Policy 1.1.8: Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multi-use developments such as Planned Unit Development (PUDs) as described in this element.

Policy 1.1.10: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.

Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric, which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.2: The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The Property is located along Soutel Drive between Pritchard Road and New King-s Road in an area containing industrial development. The Property is an ideal site for industrial development using a PUD to ensure development that is compatible with neighboring properties. The PUD will promote and sustain the viability of this portion of the Soutel Corridor and provide employment to area residents.