

**WRITTEN DESCRIPTION
RAMPART ROAD II PUD
July 16, 2019**

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, a portion of RE# 015835-0000 (the “Property”), which contains approximately 7.12 acres, is currently designated Community General Commercial (CGC) according to the 2030 FLUMs. The majority of the original property was rezoned under Ordinance 2012-256 to the current PUD. The property is located between Rampart Road and Interstate 295, providing a perfect location for display, being oriented along this Interstate Highway. Rampart Road is designated as a Collector Roadway according to the City’s 2030 Comprehensive Plan and the property is located in the Suburban Area of the City.

The previous PUD was intended for the sale and servicing, including the storage, of all types of recreational vehicles and included approximately 9.90 acres of the total 13.99 acre parcel. The project was developed and has operated without conflict since 2013. However, additional demand has created an opportunity to expand the allowable uses, more appropriately, the allowable vehicles that can be sold from this location. Subsequently, the revision also prompts a further division of the parent tract to the 7.12 acres identified in this PUD.

The Property is somewhat isolated from other development, being located on the east side of Rampart Road. Surrounding Future Land Use Map designations on three sides is MDR with only a small portion of that being developed. That specific portion is a component of a PUD developed as a single family subdivision. However, that area is heavily buffered from a 12.79 acre PUD owned by the JEA, adjoining a large JEA substation located to the north. Similarly, the MDR/RMD-A parcel directly north of the Property is also owned by the JEA and is utilized as a transmission line, connecting to the substation and running to the east. The remaining CGC/PUD and MDR/RMD-D portion, totaling approximately 5.82 acres and lying south of the Subject Property are not being sold and therefore will not be included in this PUD Rezoning. Effectively, almost 2.75 acres of CGC land use, zoned under the old PUD, will remain undeveloped to the south.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing the request. No other professionals have yet been engaged. The parcel is fully developed and the property will be utilized in substantially the same manner as today. This development proposal seeks to revise the current PUD to permit the retail sale, service, and storage of heavy equipment, including construction related materials as well as the maintenance and rental of the same.

The revised PUD will track the previous PUD with the sole exception of the amended legal description, a reduction of the total area, and the additional activities outlined herein. This

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revision permits the continued use of the development and promotes employment and trade within the vicinity, while promoting the goals, objectives and policies of the City's 2030 Comprehensive Plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits. The property is fully developed and no significant new construction is intended. All continuing and future maintenance and operations will be the sole responsibility of the land owner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property will be utilized as outlined below and as depicted on the attached site plan (Exhibit E) dated May 8, 2019 (the "Site Plan," which is incorporated herein by this reference), while future partition of the overall property may occur, a minor modification is required for amendment to the Site Plan.

A. Permitted Uses:

1. Rental, sale, and all servicing of heavy equipment, construction related equipment, construction materials, recreational vehicles, travel trailers, motor homes and fifth wheels, automobiles and boats, including the storage and display of all of the same as depicted on the Site Plan attached to this application (Exhibit "E").

B. Permissible Uses by Exception:

1. Other uses allowed under Section 656.313(III), either by right or by grant of a Zoning Exception, shall be permitted upon the grant of a Zoning Exception.

- 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 – None

Lot Width – None

Yards -

Front: 100 feet along Rampart Road, 50 feet along I-295

Side: None

Rear: None

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 50%
3. *Maximum height of structures:* Sixty (60) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as currently developed and as shown on the Site Plan.

D. *Site Design and Landscaping.*

1. The development will comply with the Provisions of Part 12, Zoning Code. Additionally, a minimum 20 foot Undisturbed Natural Buffer shall be retained along the northerly property boundary and a 20 foot wide Undisturbed Natural Buffer shall be provided along the westerly boundary, fronting Rampart Road, for a distance of approximately 220 feet, as depicted on Exhibit E, Site Plan. The additional parking as depicted in the Site Plan shall conform to the standards as established by the original development, in order to promote continuity within the development.
2. Similarly, the development shall comply with the code standard Perimeter Landscape area along the remainder of the frontage along Rampart Road, located south of the 220 feet described above, regardless of actual existence of a

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Vehicular Use Area, or existing conditions. In addition, the developer shall also install a six foot vinyl fence along this remaining portion of the property, continuing down to the southerly boundary, being located east of the vegetation required for the Perimeter Landscape Buffer.

E. Building Orientation

1. *General:*

The property is substantially developed but any additional improvements will be situated in a manner that permits an efficient use of the property while insuring a presentable and professional retail development.

F. Signage

1. Signage shall conform to the original PUD (2012-256-E) permitting one internally illuminated pylon sign, not to exceed 40 feet in height and 150 square feet in area along I-295. This sign is prohibited from using an electronic message display area.
2. One internally illuminated monument sign not to exceed 12 feet in height and 50 square feet in area along Rampart Road. This sign is prohibited from using an electronic message display area.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this PUD, a revised PUD is the appropriate vehicle to permit the additional uses and clarify the development parameters. The proposed rezoning promotes the continued use of a strategically located vehicle sales facility, promoting employment and retail trade in the community. The existing frontage along I-295 makes this site ideally situated for such uses, especially as it is inappropriate for many residential uses. The undisturbed buffers assure a more compatible development type than would be permitted under a conventional zoning of CCG-1. Further, the PUD as revised will serve to clarify the allowable intensity and design parameters. A conventional zoning would not adequately protect the existing character of the area and would offer no certainty in the development type.

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. This PUD is designed

to promote the usable nature of the property while furthering numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Specifically:

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 inappropriate for certain activities.

Represents an appropriate development intensity, designed to promote a logical transition between the established uses in a sustainable and desirable development pattern at an Interstate location;

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

1. Goal 3, FLUE
2. Policy 3.2.4, FLUE
3. Policy 3.2.7, FLUE
4. Policy 3.2.12, FLUE

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 Ordinance 2012-255-E, and the City's Future Land Use Map Series of the 2030 Comprehensive Plan. The permitted uses and amount (intensity) proposed in the PUD would be consistent with this designation and compatible with the surrounding uses and development in proximity to this parcel.
- B. *Consistency with the Concurrency Management System.* Any additional development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is not intended to permit residential uses.

- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Rampart Road Road. This access point and any future access intended for the development will be reviewed and approved by the City of Jacksonville.
- F. *External Compatibility/Intensity of Development.* The significant buffer areas outlined in this PUD are intended to protect the future development to the north and south, while capitalizing on the visibility of the site from I-295.
- G. The use will be consistent with the development patterns in proximity and structures will be oriented in a manner that will respect existing development within the community while reducing externalities otherwise associated with such uses.
- F. *Recreation/Open Space.* The PUD will not provide recreational uses.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.