

## WRITTEN DESCRIPTION

### ST. JOHNS 404 PUD

(December 23, 2020)

#### I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

404 St. Johns Bluff Road N, 0 St. Johns Bluff Road N, & 10657 Airport Terrace Drive, RE #s: 163411 0010, 163411 0020, 163215 0000; 2.30 total acres; currently abandoned structure that was either residence and/or commercial office in CRO zoning district; surrounding uses are low-density residential (CRO) and airport (PBF-3). Types of surrounding businesses include automobile dealership, airport, outdoor vehicle storage, retail, vacant, office, service garage, service station, storage and warehouse; proposed uses are RV/boat/vehicle storage.

- B. Project Name: St. John's Office Park

- C. Project Architect/Planner: Alpha Southeast

- D. Project Engineer: Alpha Southeast

- E. Project Developer: St. Johns 404, LLC

- 1) Current Land Use Designation: *RPI*; West half of 0 St. Johns is *LDR*.
- 2) Current Zoning District: *CRO*; West half of 0 St. Johns is *RLD-60*

- F. Requested Zoning District: *PUD*

- G. Real Estate Number(s); *163411 0010, 163411 0020, 163215 0000*

#### II. QUANTITATIVE DATA

- A. Total Acreage: *2.30 Acres*

- B. Total number of dwelling units: *0*

- C. Total amount of non-residential floor area: *24,375 square feet*

- D. Total amount of recreation area: *0*

- E. Total amount of open space: *21,592 sq. ft. (21%)*

- F. Total amount of public/private rights-of-way: 0
- G. Total amount of land coverage of all buildings and structures: 65% of total lot area.
- H. Phase of schedule of construction (include initiation dates and completion dates): *Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.*

### III. STATEMENTS

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

*The proposed PUD includes a multi-parcel property that is currently zoned CRO (Commercial-Residential-Office). The intended use of the property is going to be changed from vacant residential/office to PUD to accommodate two commercial office buildings and associated parking.*

- 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.

*The owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.*

### IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Business & Professional offices
- 2) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure
- 3) Employment/hiring Agencies & Union halls, but not labor pools
- 4) Medical clinics
- 5) Schools to include Vocational, Trade or Industrial
- 6) Radio or Television broadcasting offices, Studios, Transmitters, Telephone & Cellular towers
- 7) Printing & Publishing
- 8) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- 9) Storage of Boat, RVs, automobiles, but not line-haul/tractor trailer storage or food trucks
- 10) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4
- 11) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- 12) Retail plant nurseries including outside delivery, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
- 13) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
- 14) Research, dental and medical laboratories, manufacturers or prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
- 15) Telephone exchanges, repair or installation facilities
- 16) Commercial Retail Sales and Service Establishments

- 17) Building Construction trades with outside storage
- 18) Essential Services to include water, sewer, gas, telephone, radio & electric
- 19) Veterinarian services, animal boarding, meeting the performance standards and development criteria set forth in Part 4.

**B. Permissible Uses by Exception:** *Those authorized in Section 656.313 CCG-1;*

- 1) Indoor service and repair of general appliances and small engines without outdoor storage or display
- 2) Restaurants to include retail sale of beer & wine for consumption on premises
- 3) Automobile repairs, major and minor
- 4) Auto laundry for boats, RVs and automobiles

**C. Limitations on Permitted and Permissible Uses by Exception:** *See above.*

**D. Permitted Accessory Uses and Structures:** *Those authorized in Section 656.403*

**E. Restrictions on Uses:** *None.*

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- 1) *Minimum lot area: 10,000 square feet*
- 2) *Minimum lot width: 100 feet*
- 3) *Maximum lot coverage: none*
- 4) *Minimum front yard: 20 feet*
- 5) *Minimum side yard: 10 feet*
- 6) *Minimum rear yard: 10 feet*
- 7) *Maximum height of structure: 60 feet*

**B. Ingress, Egress and Circulation:**

- 1) *Parking Requirements.* The parking required for this development generally meets the requirements of Part 6 of the Zoning Code. The proposed project will include 116 total parking spaces for RV/boat/food truck storage. The parking space sizes will be distributed as follows:

74 spaces – 12'x25'  
16 spaces – 12'x30'  
11 spaces – 12'x35'  
15 spaces – 12'x50'

- 2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of Airport Terrace Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
  - 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 2030 Comprehensive Plan.

**C. Signs:**

*Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under CRO zoning districts OR (i)One non-illuminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and(ii)One five square foot non-illuminated, externally illuminated or internally illuminated wall sign is permitted; or(iii) In lieu of (i) and (ii), above, one non-illuminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.(iv)In lieu of the wall sign allowed under (ii) or (iii) above, the following wall signs are allowed, provided the property has at least 200 feet of street frontage, is at least three acres in size and meets all other applicable requirements of this section regarding occupancy frontage:(A)For buildings less than three stories in height:(1)Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway, and(2)Two wall signs, per side of building, not exceeding, collectively, 75 square feet in area if located on the side of the building facing any other roadway.(B)For buildings three stories or higher in height:(1)Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and(2)Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway.(C)The wall signs allowed under this subsection (iv) shall be allowed only if the sign structure is not located within 250 feet of any residential zoning district.*

**D. Landscaping:**

*The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.*

*Further, landscape screening will be provided along the northern and western borders of the property as depicted in the attached site plan.*

**E. Recreation and Open Space:**

*The existing dwelling unit(s) on the property are in disrepair and will be removed. Therefore, no dedicated recreation or open space is required.*

**F. Utilities.**

*Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.*

**G. Wetlands**

*There are no jurisdictional or isolated wetlands on the Property.*

**VI. 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 then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**VII. 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 project will be beneficial to the surrounding neighborhood and community.

- A.** Is more efficient than would be possible through strict application of the Zoning Code;
- B.** Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C.** Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- D.** Provides a needed service in the area.