

WRITTEN DESCRIPTION
Kernan Corner PUD
March 22, 2020

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, a portion of RE# 167445-0500 (the "Property"), which contains approximately 1.55 acres, is currently zoned PUD (Ord. 2010-782-E) and designated CGC and was originally intended for commercial purposes. The continued development of lands lying to the north and west has prompted additional interest in this center and the owner now seeks to amend the PUD, permitting this one outparcel to be utilized for an auto related use, as an automated car wash.

The Property is located along the north side of Atlantic Boulevard, at the intersection of Kernan Boulevard, in the shadow of a interstate styled, grade separated interchange. It is worth noting that both roadways are designated Major Arterial Roadways according to the City's 2030 Comprehensive Plan and carry traffic volumes of 65,000 vehicles per day (vpd) and 21,000 vpd respectively.

The applicant has not utilized any design professionals for the preparation of this application. The larger parent tract is one of two PUD's which bound the subject property with entitlements for up to 385,000 square feet of commercial and 760 residential units. Currently, two large apartment complexes wrap the outer boundary of the overall property, and a third with another 300 units is in design. The property is hidden from traffic heading east or west along Atlantic as the grade separation of the interchange leaves this parcel visually blocked down below. There are no unique characteristics, variation of elevations or natural features on the property.

The revised PUD will not amend the list of Permitted Uses, or lot requirements for this Property from the previous PUD (Ord 2010-782-E). The revised written narrative contained herein will only address the outparcels intended additional use and provide a detailed Site Plan for the same.

The Property is to be operated and used in accordance with the terms and limitations of the original PUD ordinance and its supporting exhibits, with the sole exception of specific details outlined in this written narrative and the revised Site Plan (Exhibit E), dated 2/ 20/2020. 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. DEVELOPMENT STANDARDS

A. *Permitted Uses*

1. All permitted uses as identified in Exhibit “D” of Ordinance 2010-782-E (attached)
2. Automated Car Wash Facility

B. *Signage.*

1. As per Exhibit “D” of Ordinance 2010-782-E (attached)

C. *Site Design and Landscaping.*

1. The developer has oriented the building for the proposed additional use in an east to west manner, reducing the visibility of the entry/exit bay from the higher traveled roadway. In consideration of the location of the Property in relation to the overall development and the existence of the overpass, the design minimizes any impacts related to such activity.
2. *General:*

The subject property is to be utilized as a commercial retail and service development, subject to the provisions of the original PUD (Ord. 2010-782-E) or, as applicable, this amended written narrative and its corresponding Site Plan, Exhibit “E”, dated 2/20/2020.

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 development of an impaired commercial property, providing convenience for area residents and promoting for a variety of uses that will promote the viability of the extensive commercial node located at this interchange. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. 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 promote such a mix of uses;

Represents and appropriate combination of possible uses, properly designed to promote internal capture of trips, reduction of VMT, convenience to the residents, and clustering of retail activities;

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.* No residential was or is intended for this development.

- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from within the existing development, located at the entryway to the center along Atlantic Boulevard and Kernan Boulevard. No new access points are being proposed.
- D. *External Compatibility/Intensity of Development.* The intent of the development is to permit an additional use for the overall development, which would offer convenience and reduce VMT for the residents in the immediate vicinity.
- E. The various uses are 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.
- F. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- G. *Impact on Wetlands.* None.
- 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.* While no additional retention is required, 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.