

Written Description
Cahoon Road
October 22, 2019

I. PROJECT DESCRIPTION

- A. The site is on the east side of Cahoon Road between Old Plank Road and Beaver Street. It is approximately 3.69 +/- acres in size.
- B. Project Architect/Planner: None
- C. Project Engineer: Ed Tully
- D. Project Developer: None
- E. Current Land Use Category: LDR
- F. Current Zoning District: RLD 60
- G. Requested Land Use Category: CGC
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 005478-0010

II. QUANTITATIVE DATA

Total Gross Acreage	3.69 +/- acres	100%
Amount of each different land use by acreage		
Single Family	0 acres	0%
Total number of units	0 d.u.	
Multiple Family	0 acres	0%
Total number of units	0 d.u.	
Commercial	3.69 +/- acres	100 %
Industrial	0 acres	0 %
Other land use	0 acres	0 %
Total amount of non-residential floor area	0 acres	0 %
Active recreation and/or open space	n/a acres	n/a %
Passive open space, wetlands, ponds	TBD acres	TBD %
Public and private right-of-way	n/a acres	n/a %
Maximum coverage of buildings and structures	0 acres	0 %

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III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that would negatively affect the surrounding area and reducing the amount of signage normally requested by a commercial use.

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 property owner will maintain all areas and functions of the property.

C. Justification for the rezoning:

This PUD allows for the expansion of commercial uses from the owners property to the south and will serve as infill on Cahoon Road. It is consistent with the intent and purpose of the CGC land use category and the 2030 Comprehensive Plan. The PUD provides for flexibility that could otherwise not be accomplished through conventional zoning.

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

Is consistent with FLUE Policy **3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Is consistent with FLUE Policy **3.2.7** The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation and completion dates to be determined.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) Commercial retail sales and service establishments

(2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.

(3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, 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, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

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(4) All types of professional and business offices.

(5) 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.

(6) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

(7) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.

(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

(10) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

(11) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(12) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(13) Churches, including a rectory or similar use.

(14) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(15) Vocational, trade or business schools and similar uses.

(16) Bus semi- tractor or truck parking and/or storage.

(27) Automobile storage yards.

B. Permissible Uses by Exception:

(1) Residential treatment facilities and emergency shelters.

(2) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

(3) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.

(4) Crematories.

(5) Manual car wash.

C. Permitted Accessory Uses and Structures:

1. Accessory Uses and Structures are permitted as provided in section 656.403 of the zoning code.

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V. DESIGN GUIDELINES

A. Lot Requirements :

- (1) Minimum lot requirements (width and area): None, except as otherwise required for certain uses
- (2) Maximum lot coverage by all buildings: None, except as otherwise required for certain uses
- (3) Minimum yard requirements:
 - (i) Front- None
 - (ii) Side- None
 - (iii) Rear- Ten
 - (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 20 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard other than the existing buildings within the buffer on the northern property line.
- (4) Maximum height of structures: 60 feet

B. Ingress , Egress and Circulation:

- (1) *Parking Requirements.*
 - a. The parking requirements for this development shall be consistent with Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Cahoon Road, as shown in the Site Plan. Internal access may be by way of the adjacent CCG-2 property to the south.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- a. This development will be consistent with Part 13 Sign Regulations of the Zoning Code for CCG, CCBD and CR Zoning districts.

D. Landscaping:

This development will be consistent with Part 12 Landscaping Requirements other than the existing buildings within the buffer on the northern property line.

E. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space.

F. Utilities:

Water will be provided by: JEA

Sanitary sewer will be provided by: JEA

Electric will be provided by: JEA

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G. Wetlands:

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

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. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the proposed designated Land Use is Community/General Commercial (CGC) which allows for the uses requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Cahoon Road.
- E. External Compatibility/Intensity of Development: This proposed uses which are compatible with surrounding uses.
- F. Recreation/Open Space: This PUD is a commercial use and does not have a Recreation/Open Space requirement.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks, Trails and Bikeways shall be provided as required in the Comprehensive Plan.
- K. Stormwater Retention: Stormwater Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

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