

# WRITTEN DESCRIPTION

## Pecan Park Mixed Use PUD RE# 108295-0000

April 1, 2024

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 4.63 acres of property from CCG-1 and RLD-100A to PUD. The parcel is located on the east side of Main Street, north of Park Avenue.

The subject property is currently owned by Self Storage Pecan Park, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-1 and LDR/RLD-100A. The property is currently vacant. Surrounding uses include: LDR/RLD-60 (single family) to the north; LDR/RLD-100A to the east (single family); LDR/RLD-100A (single family) and CGC/CCG-1 (commercial) to the south; and LI/IL to the West across Main Street (vacant). The site will be developed as a personal property storage facility (as per the attached site plan). The use is allowable in the CGC category.

**Project Name:** Pecan Park Mixed Use PUD  
**Project Architect/Planner:** Alliant  
**Project Engineer:** Alliant  
**Project Developer:** Self Storage Pecan Park, LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 4.63 acres  
**Total number of dwelling units:** N/A  
**Total amount of non-residential floor area:** 137,000 s.f  
**Total amount of public/private rights of way:** N/A  
**Total amount of land coverage of all buildings and structures:** 137,000 s.f.  
**Phase schedule of construction (include initiation dates and completion dates)**

Approximate construction duration is 12 months. Start date TBD.

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Personal property storage establishments.
2. Medical and dental or chiropractor offices and clinics (but not hospitals).
3. Professional and business offices.
4. Hotels and motels.
5. Commercial retail sales and service establishments.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses
7. Service establishments such as barber or beauty shops, shoe repair shops.
8. Restaurants.
9. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
10. Libraries, museums and community centers.
11. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
13. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
15. Employment office (but not a day labor pool).

16. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
17. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
20. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
21. Filling or gas stations, with ancillary automated car wash, meeting the performance standards and development criteria set forth in Part 4.
22. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
23. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
24. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
25. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
26. Day care centers meeting the performance standards and development criteria set forth in Part 4.
27. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
28. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
29. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

## IV. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) *Minimum lot area:* 2,000 s.f.
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 10 feet
- (4) *Minimum side yard:* 5 feet
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 45 feet

### B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The total parking spaces provided shall be 109 spaces, as shown on the site plan.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Main Street, as shown on the site plan dated. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

### C. Signs.

- (1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (2) Wall signs are permitted.
- (3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department. An uncomplimentary landscape buffer shall be installed as provided by Code or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

N/A.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**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. STATEMENTS**

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

The PUD provides for less intense uses than the CGC land use category allows.

**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 facilities will be operated and maintained by the owner.

**VIII. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD places limitations on the allowable uses in the land use category;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;