

WRITTEN DESCRIPTION

**Firestone Road PUD
RE# 015832-0000**

November 23, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 8.04 acres of property from RMD-A and CO to PUD. The parcel is located on the east side of Firestone Road, south of 118th Street.

The subject property is currently owned by the Faith Temple Assembly of God of Jacksonville, Inc. n/k/a River City Community Church, Inc., 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: MDR/RMD-A and NC/CO. The property is currently developed as a church. Surrounding uses include: MDR/RMD-A to the north (single family); NC/CO to the south (vacant waste land); LDR/PUD to the East across I-295 (multi-family); and LDR/RR-Acre (single family) and BP/PUD (mix of vacant commercial/storage/retail) to the West. The site will be developed as a bus storage facility with maintenance and repair (as per the attached site plan). The site is the subject of a FLUM Amendment changing the land use from the MDR and NC to CGC. The use is allowable in the CGC category upon approval of the FLUM Amendment.

Project Name: Firestone Road PUD
Project Architect/Planner: Tarbox Consulting & Design, Inc.
Project Engineer: Tarbox Consulting & Design, Inc.
Project Developer: AHA Group, LLC

II. QUANTITATIVE DATA

Total Acreage: 8.04 acres
Total number of dwelling units: N/A
Total amount of non-residential floor area: up to 27,000 s.f (excluding Parcels 2 & 4)
Total amount of public/private rights of way: N/A
Total amount of open space: 0.83 acres
Total amount of land coverage of all residential buildings and structures: N/A

Phase schedule of construction (include initiation dates and completion dates)
Multiple phase construction TBD

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards).
3. Major Automotive Repair (including buses).
4. All types of professional and business offices.
5. Hotels and motels.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Private clubs.
8. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
9. Banks, including drive-thru tellers.
10. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
11. Bus parking and/or storage, and/or terminal.
12. Manual car wash and automated vehicle wash.

B. Permissible Uses by Exception:

1. Retail sales of new or used buses, trucks and tractors, mobile homes, boats, heavy machinery and equipment.
2. Service stations, truck stops, meeting the performance standards and development criteria set forth in Part 4, auto laundry, car, bus or truck rental, restaurants, bus, auto or recreational vehicle storage.
3. Boatyards.
4. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
5. Automobile storage yards.
6. Semi-tractor, or truck parking and/or storage.

Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the CCG-1 Zoning District, other than outside storage shall be conducted within an enclosed building.

IV. DESIGN GUIDELINES

A. Lot Requirements:

1. *Minimum lot area:* None
2. *Maximum lot coverage:* None
3. *Minimum front yard:* None
4. *Minimum side yard:* None
5. *Minimum rear yard:* Ten feet
6. *Maximum height of structures:* Sixty feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.40 parking spaces per unit.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Firestone Road and/or Morse Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
 - 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.

- (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.

E. Recreation and Open Space:

Not applicable.

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 limits the normal application of CGC uses to less intensive uses.

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 2030 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 limits the uses normally allowed in the commercial general zoning category;

B. Is compatible with surrounding land uses and physical barriers and buffers (i.e, major roadways);