

SEGARS TRAINING FACILITY PUD - 2022
Written Description

Date: February 25, 2022
Real Estate Number: 135080-0000
Current Zoning District: PUD
Current Land Use Designation: BP

I. SUMMARY DESCRIPTION OF THE PLAN

The owner proposes to rezone approximately 3.6 acres of property (the “Property”) from PUD (Ordinance 2003-1184-E) to PUD. The Property is located on Spring Glen Road, about three blocks north of Beach Boulevard.

The existing PUD was approved for the development of an industrial vocational training facility for automotive transmission repair technicians; fabrication and assembly of components for transmissions, and light re-manufacturing of transmissions and similar components for installation at offsite automotive repair facilities; completely enclosed in a building. The Property is part of the former Mike Shad Ford site on Beach Boulevard and was used for overflow parking and vehicle storage in connection with the operation of the Mike Shad Ford dealership on the Property. The Property is more particularly described in the legal description attached as Exhibit “1.” The westerly part of the Property is currently paved; the easterly portion of the Property is vacant and undisturbed.

This PUD application seeks to modify some of the development standards of the existing PUD, but does not modify any permitted uses.

The surrounding zoning and land uses include:

DIRECTION	ZONING	LAND USE
North	RLD-60	LDR
South	CRO, CGC-2	RPI , CGC
East	CRO	RPI
West	CGC-2	CGC

II. PUD DEVELOPMENT CRITERIA

1. Permitted Uses and Structures:

- a. All types of professional and business offices;

- b. Vocational, technical, trade or industrial schools, including the proposed industrial training facility for automotive repair technicians;
- c. Warehousing and storage, wholesaling, distribution, light manufacturing, fabrication, assembling of components and similar uses, including the proposed facility for fabrication and assembly of components for transmissions, and light re-manufacturing of transmissions and automotive parts for installation at offsite automotive repair facilities; and
- d. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code

2. Limitations on Permitted Uses.

- a. All activities shall be conducted within an enclosed building;
- b. No outside or open storage or similar activities;
- c. A five (5) foot landscaped area shall be installed along the west side of the Property along Spring Glen Road (excluding paved entrance area).
- d. Motor vehicles shall not be repaired on the Property.
- e. A small portion of the Property (along the southerly boundary) is located within the 200' wellhead protection buffer area for water well J238. The portion of the Property within the buffer area shall not be used for site retention, HazMat storage area, or uses identified in 366.608, City Ordinance Code.

3. Access, Minimum Lot and Building Requirements, Maximum Square Footage:

Minimum Lot Area and Width	None
Minimum Building Setback Requirements	20 feet
Maximum Height	35 feet, however height may be increased where required side yards are increased by one foot for each three (3) feet in building height
Maximum Lot Coverage	35%
Maximum Square Footage of Improvements	46,000 square feet
Impervious Surface Ratio	85%

III. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Vehicular Access: The Property will have one (1) access point, approximately in the location of the current access as shown on the Site Plan. The access may be shifted either north or south subject to the review and approval of the City traffic engineer and the City Planning and Development Department.

2. Temporary Uses. Temporary construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.

3. Sidewalks, Trails and Bikeways: No sidewalk will be required along Spring Glen Road as there is not sufficient public right of way.

4. Architectural Design: Buildings, structures and signage shall be aesthetically compatible within the PUD. Metal or painted plain concrete block buildings shall be allowed. Dumpsters shall not require substantially opaque enclosures as they will be located at least two hundred (200) feet from Spring Glen Road. Site lighting may include motion sensitive security lighting. Lighting will be directed away from residential areas and will be design to prevent glare and excessive light on adjacent properties.

5. Parking and Loading Requirements: A minimum of twenty-three (23) and a maximum of ninety (90) off-street parking spaces will be provided, including ADA required spaces.

6. Modifications. Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code.

7. Landscaping/Buffers: An uncomplimentary use buffer consisting of a minimum six (6) foot fence with a ten (10) foot landscaped strip will be provided along the northern and southern boundaries of the Property; provided, however, that this buffer may overlap with the building setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

8. Impact on Wetlands: The Property has been used for off-site parking and approximately 50% is currently paved. The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.

9. Stormwater Retention: Stormwater will be treated in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

10. Utilities: JEA will provide water, sewer, and electric power to the site.

11. Signage: One street frontage sign not exceeding twenty-four (24) square feet and six (6) feet in height. Wall signs and directional signs are permitted as per Section 656.1303, Ordinance Code.

IV. PUD REVIEW CRITERIA

1. Roadways/Consistency with Concurrency and Mobility Management System: The proposed development will comply with the requirements of the concurrency and mobility management system.

2. Internal Compatibility: The site plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

3. External Compatibility / Intensity of Development: The surrounding property uses include commercial property zoned for intense commercial uses and CRO uses. An uncomplimentary use buffer consisting of a minimum six (6) foot fence with a ten (10) foot landscaped strip will be provided along the northern and southern boundaries of the Property; provided, however, that this buffer may overlap with the building setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. All activities on the site will be conducted within fully enclosed buildings. As a result, the proposed uses are compatible in both intensity and density with these surrounding zoning districts.

4. Consistency with Comprehensive Plan. The proposed uses and activities on the Property were previously found to be consistent with the Comprehensive Plan in connection with the approval of the existing PUD Ordinance 2003-1184-E.

5. Off-street Parking and Loading Requirements. A minimum of twenty-three (23) and a maximum of ninety (90) off-street parking spaces will be provided, including ADA required spaces.

6. Sidewalks, Trails and Bikeways: No sidewalk will be required along Spring Glen Road as there is not sufficient public right of way.

V. ADDITIONAL § 656.341 DATA

A. Professional Consultants: Planner and engineer: S. Johnson Consultants, Inc. Developer: EKS Holdings, LLC.

B. Differences from the Usual Application of the Zoning Code: The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area: The impervious surface ratio will not exceed 85%.

D. Amount of Public and Private Rights of Way: The internal circulation drives will remain private.