

Electric Auto Repair PUD

Written Description

Date: May 31, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Business Park (BP)
- B. Current Zoning District: Planned Unit Development (PUD)
- C. Requested Zoning District: PUD
- D. RE #: 120819-0700
- E. Project Planner: Michael Herzberg
- F. Project Engineer: None
- G. Project Developer: N/A

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 22.9± acres of property from PUD to PUD. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”) dated May 31st, 2022. The proposed PUD rezoning permits one additional use for the Property, being a Garage for Major Repairs, with outdoor vehicle storage (limited to vehicles for repair service only), and further limited to operations by an Electric Vehicle Manufacturer. No gasoline or diesel engine work is to be permitted at this location.

The proposed PUD is required as the existing PUD permits Service Garages and minor repairs but does not include Major Repairs. The Zoning Code defines Major Repairs as including removal and disassembly of engines, removal of body panels, and major mechanical work and body repair. While the combustion engine requires various oils and fluids for operation, the modern electronic vehicle is quite different, much cleaner, and creates little or no noise. Electronic vehicles will require electric engine replacement, which will necessitate the removal of panels to conduct such work and thus, are deemed by the city to be Major Repairs. The PUD will permit the reuse of an existing 80,000 square foot vacant big box retailer, that has been empty since 2019. In the era of smaller retail buildings and online shopping, this building has been very difficult to reuse and or backfill. However, this international electric vehicle manufacturer would occupy the entire space, refurbishing the building for their specific need with all work being conducted indoors. All other components of the PUD would remain, and no other changes would be intended.

The proposed use is far less intensive than a conventional Major Automotive Repair facility as the repairs are limited to Electric Vehicles only, significantly reducing noise, fumes, and environmental impacts normally associated with such use. The introduction of this facility would create employment opportunities within the Urbanized area of Arlington, helping to revitalize the community, promoting adaptive reuse and reducing blight created by vacant structures. Considering the location and access to the roadway network, the site is ideal for such use.

The subject Property is not within any designated flood zone and the engineering design provides off site retention, located just to the east. Reuse of the existing structure is intended to commence immediately upon approval of the entitlements and required permitting.

Permitted Uses

This PUD shall permit the use of Service Garage for Major Repairs of Electric Vehicles

And all uses permitted in the original PUD (Ordinance 2001-0015) as follows:

1. Retail outlets for sale of groceries, food (including delicatessens which prepare specialty food items) and drugs, home improvement items (including outside sales areas such as garden centers), wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras, or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or shops, delicatessens, bakeries, home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts, and accessories) and similar, indoor retail sales uses.
- 2) Service establishments such as barber or beauty shops, shoe repair shops, quality and fast-food restaurants (including alcohol sales and/or outdoor seating areas and/or drive-through windows), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed . buildings using nonflammable liquids and with no odor or fumes detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, funeral homes, marinas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
- 3) Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- 4) All types of professional and business offices, newspaper offices (but not newspaper printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
- 5) Hotels and motels.
- 6) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses.
- 7) Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and 'similar uses.

- 8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- 9) Retail plant sales (including outside display, but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- 10) Express or parcel delivery offices.
- 11) Veterinarians subject to the performance standards and development criteria set forth in Part 4,
- 12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- 13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. .
- 14) Churches, including a rectory or similar use.
- 15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- 16) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service meeting the performance standards and development criteria set forth in Part 4.
- 17) Service stations, service garages for minor repairs and car washes.
- 18) Pawn shops (limited to items permitted in the CCG-1 Zoning District).
- 19) Private clubs.
- 20) Billiard parlors.

Expressly prohibited uses include:

- 1) Adult entertainment establishments.
- 2) Adult book stores.
- 3) Outdoor sales lots for automobiles, mobile homes, trucks, or other vehicles.

A. **Minimum Lot and Building Requirements.**

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:
 - a. Front – Ten (10) feet
 - b. Side – Ten (10) feet
 - c. Rear – Ten (10) feet
2. ***Minimum Lot Requirements.*** 213,000 square feet, as depicted on Exhibit E, dated 5/31/22
3. ***Maximum Height of Structures.*** Forty (40) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. ***Maximum parcel coverage by all buildings.*** Forty (40) percent.

- B. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping to be funded by existing easement and agreements for the shopping center.
- C. **Access.** As shown on the Site Plan, access to the property and all surrounding parcels already exist and will remain unchanged. The final design of and screening for the outdoor vehicle storage shall be subject to the review and approval of the Planning and Development Department, with the intent being to provide adequate security for the vehicles, but to maintain a proper aesthetic.
- D. **Pedestrian Circulation.** The overall development provides an interior sidewalk system as well as connection to the public sidewalks along the property boundaries, consistent with the Comprehensive Plan. No changes are intended for this new use.
- E. **Recreational/Open Space.** The overall development includes an almost 35 acre conservation area and retention facility, just to the east of this location.
- F. **Signage.** The PUD shall continue to utilize the existing sign regulations as described in the Master PUD of Ordinance 2001- 15. While this property will be a separate PUD, for ease of interpretation and administration the existing master pylon signs will be utilized and no changes from the standards are intended. Wall signage for this use will be permitted, consistent with the Zoning Code for CCG-1 uses.
- G. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The property has a Reciprocal Easement Agreement for cross parking and sufficient parking for the center as a whole is readily available.
- H. **Landscaping/Fencing/Screening.** There will be no changes to the existing landscaping or landscape areas. Should such need arise, the Planning and Development Department will have the authority to permit needed modifications, where no net loss of landscape areas is proposed overall.
- I. **Stormwater Retention.** A stormwater retention/detention system already exists to the east and serves the entire shopping center in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- J. **Utilities.** JEA will continue to provide all electric power, water and sewer services.
- K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.
- L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan (Exhibit E dated 5/31/22) is conceptual and revisions to the Site Plan, including internal circulation, location of vehicle storage, may be required as the proposed reuse proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently within the BP land use category, which permits commercial development, consistent with the previously approved PUD (Ordinance 2001-15-E). The proposed development is consistent with the following components of the 2030 Comprehensive Plan: Goal 3.2, Policies 3.2.1, 3.2.2, 3.2.10, 3.2.12, 3.2.14.
- B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.
- C. **Allocation of Residential Land Use.** This proposed development does not include residential use and would therefore not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access to the proposed use and all other parcels for the site. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External Compatibility/Intensity of Development.** The proposed development would serve to promote the existing retail and development located in this area of Regency. While a considerable amount of retail space in this Arlington Community is vacant or underutilized, this proposal would promote the area, offer new employment opportunities, and provide convenience to both customers and the area residents. The use as a retail repair facility is consistent with the character of the existing built environment.
- F. **Recreation/Open Space.** No new recreation or open space will be created for this PUD.
- G. **Impact on Wetlands.** No wetlands exist on the developed portion of this PUD.
- H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use and the shopping center that this site is a part of.
- J. **Sidewalks, Trails, and Bikeways.** All sidewalks will be maintained and any modifications necessary to accommodate this use will either be compliant with the City’s Comprehensive Plan or required funding will be provided to the City’s Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

PUD Name

Electric Auto Repair PUD

Date

Jun 6, 2022

Land Use Table

Total gross acreage	22.9	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	22.9	Acres	100 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	
Passive open space, wetlands, pond	0	Acres	0 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	453,024	Sq. Ft.	40 %