

**PUD WRITTEN DESCRIPTION  
COLLINS ROAD COMMERCIAL PUD  
June 1, 2022**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 4.86 acres of property to allow for a commercial retail development located at 0 Collins Road (RE# 099120 0010) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the Neighborhood Commercial (“NC”) land use category, the Suburban Development Area, and is zoned Commercial Office (“CO”).

The Property is located along Collins Road, a collector roadway, and serves as a transitional location into the Ortega Bluff residential subdivision. This PUD is filed to allow for uses consistent with the Commercial Neighborhood (“CN”) zoning district to provide convenient neighborhood retail uses, while restricting more intensive uses and implementing enhanced site plan controls to ensure consistency and compatibility with the surrounding neighborhoods. The Property may be subdivided and/or developed in phases subject to the terms of this PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR/MDR	RLD-70/RMD-A	Single-family residential
East	LDR	RLD-60	Single-family residential
South	NC	PUD (1990-0015)	Gas Station/Family Dollar Store
West	NC	CO	Vacant/Undeveloped

- B. Project name: Collins Road Commercial PUD.
- C. Project engineer: Concept Companies, Inc.
- D. Project developer: Concept Companies, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: NC.
- G. Current zoning district: CO.
- H. Requested zoning district: PUD.
- I. Real estate number: 099120 0010.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 4.86 acres.
- B. Total amount of nonresidential floor area: 80,000 square feet.

## **III. STATEMENTS**

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

This PUD adopts the Commercial Neighborhood zoning district regulations but removes pharmacies in existence as of the effective date of Ordinance 2018-75 as a permitted use and expressly prohibits the retail sale of liquor for off-premises consumption. This PUD also requires a twenty (20) foot landscape buffer along the northern boundary of the Property.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Multi-family residential vertically integrated with a permitted use on the ground floor.
4. Neighborhood retail sales and service establishments, including the retail sale of beer or wine in sealed containers for off-premises consumption, however no individual building footprint shall exceed 40,000 square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops.
6. Restaurants without drive-in or drive-through facilities.
7. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.

8. Libraries, museums and community centers.
9. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Employment office (but not a day labor pool).
12. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
13. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

B. Permissible Uses by Exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.

9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
10. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
11. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

D. Limitations on uses:

1. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
2. Products shall be sold only at retail.
3. Retail sale of liquor for off-premises consumption is prohibited.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width: Seventy-five (75) feet, except as otherwise required for certain uses.
2. Minimum lot area: Seven thousand five hundred (7,500) square feet, except as otherwise required for certain uses.
3. Maximum lot coverage by all buildings. Fifty percent (50%). Impervious surface ratio as required by Section 654.129.
4. Minimum yard requirements.
  - a. Front – Ten (10) feet.
  - b. Side – None.
  - c. Rear – Ten (10) feet.
5. Maximum height of structures:
  - a. Forty-five (45) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* As required by Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Collins Road and Ortega Bluff Parkway, substantially as shown on the Site Plan.
3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan.

C. Signs: Signs for this development shall be consistent with the requirements for the CN zoning district as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, there shall be minimum twenty (20) foot landscape buffer along the northern boundary of the Property.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
4. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when

centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
  10. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
  11. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**
- Any residential use shall be consistent with the Comprehensive Plan.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Collins Road and Ortega Bluff Parkway. Location of the access points shown on the Site Plan as well as final design of the access points 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 is consistent with and complimentary to existing uses in the area. The permitted CN uses are consistent with the surrounding area and will provide convenient retail opportunities for the residential subdivisions in the area.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking consistent with the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan.



## Land Use Table

Total gross acreage	<u>4.86</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Multiple family	<u>      </u> Acres	<u>100</u> %
Total number of dwelling units	<u>      </u> D.U.	
Commercial	<u>4.86</u> Acres	<u>100</u> %
Industrial	<u>      </u> Acres	<u>      </u> %
Other land use (Hospital and related uses)	<u>      </u> Acres	<u>      </u> %
Active recreation and/or open space	<u>      </u> Acres	<u>      </u> %
Passive open space	<u>      </u> Acres	<u>      </u> %
Public and private right-of-way	<u>      </u> Acres	<u>      </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.