

KC HOLDINGS PUD
Written Description
November 29, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 163804-0100
- B.** Current Land Use Designation: BP
- C.** Current Zoning District: IBP
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

KC Holdings of North Florida Inc., of Jacksonville Florida, (the “Applicant”) proposes to rezone approximately 2.49 +/- acres of property from Industrial Business Park (“IBP”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by the applicant. The property is located on St. Johns Bluff Road South between Bradley Road and Fraser Road, as shown on **Exhibit “K”**. The property will be designated Business Park (“BP”) in the Future Land Use Map in the City’s Comprehensive Plan.

The proposed PUD will consist of one building containing 5-8 units, as depicted on **Exhibit “E”**. This PUD specifies uses permitted on the Property and provides for a development scheme that is compatible with the character of the area.

III. USES AND RESTRICTIONS

A. PERMITTED USES:

- a. Permitted uses as allowed in Industrial Business Park (IBP) Section 656.321 of the Zoning Code including service garages for the following major and minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed. Service bays will not face public right-of-way.
 - i.** Sales and servicing of spark plugs, batteries and distributors and distributor parts.
 - ii.** Tire servicing and repair but not recapping or regrooving.
 - iii.** Replacement of water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like.
 - iv.** Radiator cleaning and flushing and provision of water, antifreeze and the like.

- v. Providing and repairing fuel pumps and lines.
- vi. Minor servicing and repair/replacement of carburetors.
- vii. Greasing and lubrication.
- viii. Removal, disassembly and reassembly of the engine or transmission.

B. ACCESSORY USES:

- a. Accessory uses as allowed in Section 656.403 of the Zoning Code.

C. PERMISSIBLE USES:

- a. Permissible uses by right or by exception as allowed in Section 656.321 of the Zoning Code.

D. RESTRICTION ON USES:

- a. Dumpsters and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

IV. DESIGN GUIDELINES

A. LOT REQUIREMENTS

- a. *Minimum lot area:* 10,000 square feet
- b. *Minimum lot width:* 100 feet
- c. *Maximum lot coverage:* 65%
- d. *Minimum front yard:* 20 feet
- e. *Minimum side yard:* 10 feet
- f. *Minimum rear yard:* 10 feet
- g. *Maximum height of structure:* 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

B. INGRESS, EGRESS AND CIRCULATION:

- a. Access will be provided through St Johns Bluff South as shown on the PUD Site Plan. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

C. RECREATION AND OPEN SPACE:

- a. Useable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the City Planning and Development Department.

D. LANDSCAPING:

- a. Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

E. SIGNS:

- a. As allowed in Part 13 of the Zoning Code for the IBP Zoning District;

F. PARKING:

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

G. STORM WATER RETENTION

- a. Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. UTILITIES

- a. Utilities are provided by JEA.

I. CONCEPT PLAN:

- a. The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. MODIFICATIONS:

- a. Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

K. JUSTIFICATION FOR PUD

- a. The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.
 - i. Provides a more desirable development than would be possible through

- the strict application of the minimum requirements of the Zoning code;
- ii. Allows for an effective use of the land, resulting in lower development costs; and
 - iii. Supports the retention of property values by providing needed infill development and jobs for area residents

V. **PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the BP – Business Park land use category.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.
- C. **Allocation of Residential Land Use:** There is no residential component to this PUD.
- D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.
- F. **Usable Open spaces, Plazas, Recreation Areas:** Useable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the comprehensive plan or as otherwise provided by the Planning and Development Department.
- G. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- H. **Listed Species Survey:** Not required.
- J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD will provide parking in accordance with Part 6 of the Zoning Code.
- K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.
- L. **Storm water Retention:** Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction, including St. Johns River Water Management District.
- M. **Utilities:** JEA will provide utilities to this property.

EXHIBIT F

PUD Name

KC Holdings PUD

Land Use Table

Total gross acreage	2.49	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	<input type="text"/> %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	<input type="text"/> %
Total number of dwelling units	0	D.U.	
Commercial	1.6	Acres	65 %
Industrial	0	Acres	<input type="text"/> %
Other land use	0	Acres	<input type="text"/> %
Active recreation and/or open space	0	Acres	<input type="text"/> %
Passive open space	0.89	Acres	35 %
Public and private right-of-way		Acres	<input type="text"/> %
Maximum coverage of buildings and structures	70,529	Sq. Ft.	65 %