

Camp Allen, LLC
PUD to PUD
26 April 2023

Exhibit 3
Written Description (D-1)

Current Land Use Designation LI (No Changes)
Current Zoning: PUD 2021-42-E
Requested Zoning District: PUD
City Development Numbers: pending
Re: Parcel No. 030087 0000

I. SUMMARY DESCRIPTION OF THE PUD

The applicant proposes to rezone approximately 1.43 acres of property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”). The PUD zoning is being requested to accommodate additional parking for RVs while retaining the current land use categories.



Land Use



Zoning

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Exhibit 3
Written Description (D-2)

Summary of Building - Existing Meeting lodge with kitchen



Building - East View



Building - West View



Building - North View



Building - South View



Building - Entry/parking



Building - Kitchen/outdoor dining

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Exhibit 3
Written Description (D-3)



Building - Parking/Entry with Sign



Building - Front porch seating



Building - Parking & hazard Oaks



Building - Natural Tree Buffer



Building - OH Electric lines along boundary



Building - OH Electric lines along boundary

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Exhibit 3

Written Description (D-4)



Building storage in trailers



II. PERMITTED USES CURRENT

- A. 1. All current uses allowed by right in the current PUD zoning district and Light Industrial land use.
- 2. Retail sales of all types of merchandise, service establishments including restaurants and the retail sale and service of all alcoholic beverages for on premise consumption.
- 3. Commercial, recreational and entertainment such as event centers with indoor and outdoor facilities.
- B. 1. Permitted accessory uses and structures: as permitted pursuant to Section 656.403.

III. PERMISSABLE USES BY EXCEPTION

- A. 1. All current uses allowed by exception in the current PUD zoning district and Light Industrial land use.

IV. RESTRICTIONS

- A. Restrictions on current uses: All the permitted and permissible uses by exception in the PUD are subject to the provisions unless otherwise provided for:
 - 1. There shall be no outside sales and service after 11pm., Sunday through Thursday, and after midnight on Friday and Saturday.
 - 2. There shall be no outdoor amplified music, announcements, television, or entertainment after 11pm., Sunday through Thursday, and after midnight on Friday and Saturday.
 - 3. Restaurants shall be limited to 100 indoor seats and 150 outdoor seats.

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Written Description (D-5)

V. PUD DEVELOPMENT CRITERIA

Total Gross Acreage:	1.43 acres
Minimum Lot Area:	None
Minimum Lot Width:	None
Maximum Lot Percent Coverage:	None, except as required in Section 654.129 (Impervious Surface Ratio)
Maximum Building Height:	None
Minimum Setbacks:	None
Zoning Overlay:	King Soutel Crossing CRA (unless otherwise provided in the PUD).
Ingress, Egress and Circulation	Vehicular Access has two access points on Old Soutel Court. Pedestrian access is available on Soutel Drive
Signs	Existing pole sign to remain Existing sign on building to remain (in compliance with Section 656.1333).

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan

This property is categorized as PUD pursuant to the City’s Future Land Use Map, which is consistent with the requested zoning.

B. Consistency with Concurrency Management System

This project is consistent with the Concurrency Management System.

C. Allocation of Residential Land Use

There is no residential land use, however the RV component will permit on-site stayovers.

D. Internal Compatibility

The site plan’s traffic flows, ingress and egress, landscaping, etc. make this property compatible.

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Written Description (D-6)

E. External Compatibility

This project is compatible with surrounding land uses in the area. The surrounding area is zoned IL. Along Old Soutel Drive and in the immediate general area are Trucking operations which are of a compatible size and scope as the proposed facilities.

F. Usable Open Spaces / Plazas / Recreation

The project has open space. There are recreation open areas located on the site.

G. Impact on Wetlands

There is no impact on wetlands associated with this project.

H. Off-street Parking and Loading Zone Requirements

The PUD will comply with the Zoning Code, PART 6, as it relates to the permitted uses.

I. Pedestrian Circulation System

Sidewalks will be provided in accordance with the 2045 Comprehensive Plan.

J. Vehicular Access

Access to the property will be through two points along Old Soutel Ct.

K. Storm Water Retention

The project will be designed to meet all applicable drainage requirements. Retention / detention will be located as indicated on the Proposed Site/Landscape Plans. Currently in compliance as is.

L. Utilities

Public utilities are currently in place and available for the additional uses.

M. Maintenance of Common Areas / Infrastructure

The Property will be maintained by the parcel owner.

N. Architectural Design

The project has been designed to meet current Jacksonville Building Codes. The architectural character of the building is of a scope and material selection compatible with the surrounding area.

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O. Parking

The PUD will comply with off-street parking requirements, as stipulated in the Zoning Code.

P. Signage

Signage shall be limited to one (1) existing wall mounted sign on the building and one (1) existing pole sign.

Wall mounted and GROUND signs; BOTH EXTERNALLY AND INTERNALLY ILLUMINATED may be included within the limits of the sign ordinance.

Signs shall be limited to a maximum of thirty-two (32) square feet in area and fifteen (15) feet in height. There shall be no limitation on the minimum separation distance between signs. Pole sign shall be two sided.

Q. Landscaping

The PUD, as a whole, will MEET PART 12 OF THE ZONING CODE with the required landscaping under the Landscape ordinance. The exact layout of landscaping may be rearranged subject to the review and approval of the Planning and Development Department.