

**PUD WRITTEN DESCRIPTION  
5711 RICHARD STREET PUD  
October 17, 2023**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone the 1.01 acre parcel located at 5711 Richard Street (RE# 153067 0100) (the “Property”), as more particularly described in Exhibit 1, from CCG-1 to PUD to permit a service garage for major and minor automotive repairs.

The Property is within the Community General Commercial (“CGC”) land use category of the Future Land Use Element of the 2045 Comprehensive Plan and is zoned Community Commercial/General-1 (“CCG-1”). The Property is currently undeveloped.

Applicant currently operates Southside Euro, a luxury European automotive repair shop, one quarter mile south on Richard Street. Applicant recently purchased the Property and seeks to relocate his business; however, as an independent operator not affiliated with a franchise dealer, Applicant must rezone the Property to permit major and minor vehicle repairs. As with the current location, all major and minor automotive repair work will be conducted indoors.

The areas to the north, south, and west of the Property are located within the CGC land use category and are zoned CCG-1 or CCG-2. The east parcel is located within the HDR land use category and is zoned PUD. Specifically, the surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	CGC	CCG-1	Office 1-2 story
East	HDR	PUD	Multi-family residential
South	CGC	CCG-1	Flooring, warehouse/distribution
West	CGC	CCG-2	Business offices/warehouse/flex space

- B. Project name: 5711 Richard Street PUD.
- C. Project engineer: Southeast Engineers.
- D. Project developer: Southside Euro LLC.
- E. Project agent: Zach Miller. Esq.
- F. Current land use designation: CGC.
- G. Current zoning district: CCG-1.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate number: 153067 0100.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 1.01 acres.
- B. Total amount of non-residential floor area: 15,000 square feet.

## **III. STATEMENTS**

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

The proposed PUD adopts regulations of the CCG-1 zoning district with the following exceptions:

- 1. Permits minor and major automotive repair, provided that all work is conducted indoors.
  - 2. Provides outdoor and indoor on-site parking spaces for the proposed automotive repair use, as specified on the site plan.
- 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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

## **IV. USES AND RESTRICTIONS**

- A. Permitted uses:

- 1. Service garages for major and minor automotive repair, provided that all repair work is conducted indoors.
  - 2. Commercial retail sales and service establishments
  - 3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
  - 4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- B. Permitted accessory uses and structures:

- 1. As permitted pursuant to Section 656.403.

## **V. DESIGN GUIDELINES**

- A. Lot requirements:

- 1. Minimum lot area: None, except as otherwise required for certain uses.

2. Minimum lot width: None, except as otherwise required for certain uses.
  3. Minimum lot coverage: None, except as otherwise required for certain uses. Impervious surface ratio as required by section 654.129.
  4. Minimum front building setback: None.
  5. Minimum side building setback: None, except where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.
  6. Minimum rear building setback: Ten (10) feet.
  7. Maximum height of structures: Sixty (60) feet.
- B. Ingress, egress and circulation:
1. Parking requirements: The proposed automotive repair use shall provide the number of parking spaces as shown on the site plan. All other uses shall comply with Part 6 of the Zoning Code.
  2. Vehicular access: Vehicular access to the Property shall be by way of Richard Street and Cagle Street substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
  3. Pedestrian access: Pedestrian access shall be provided as required by the 2045 Comprehensive Plan.
- C. Signs: Signage shall comply with the provisions of Part 13 of the Zoning Code applicable to a CCG-1 zoning district.
- D. Landscaping: Landscaping shall comply with the provisions of Part 12 of the Zoning Code.
- E. Lighting: Any project lighting provided shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project. If provided, directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: The Project will be consistent with the 2045 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the Project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any 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**

The Project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The Project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

A. Is more efficient than would be possible through strict application of the Zoning Code:

The PUD will allow for Applicant to operate its business in one location and to provide needed automotive repair for high-end, luxury European vehicles.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The Project is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. Applicant's business is commercial in nature, coinciding with the overall nature of the surrounding area. All vehicular repairs will be conducted inside the building, and Applicant's business caters to sophisticated clientele driving luxury imported vehicles.

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2045 Comprehensive Plan – 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 1.1.9 of the Future Land Use Element of the 2045 Comprehensive Plan – Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques, in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts

- c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
3. Policy 1.1.13 of the Future Land Use Element of the 2045 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
    - a. Creation of complementary uses
    - b. Enhancement of transportation connections;
    - c. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
    - d. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.
  4. Policy 2.2.7 of the Future Land Use Element of the 2045 Comprehensive Plan – Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.
  5. Goal 3 of the Future Land Use Element of the 2045 Comprehensive Plan – 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.
  6. Objective 3.2 of the Future Land Use Element of the 2045 Comprehensive Plan – Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
  7. Policy 3.2.1 of the Future Land Use Element of the 2045 Comprehensive Plan – The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

8. Policy 3.2.6 of the Future Land Use Element of the 2045 Comprehensive Plan – The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

## **VII. PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the CGC land use categories of the 2045 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2045 Comprehensive Plan.
- D. **Internal Compatibility:** The PUD provides an integrated design and compatible uses within the Property. The PUD provides for an internal access way between Richard Street and Cagle Street.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The properties directly to the north, south, and west are commercial properties, including some portions used as warehousing. The multi-family development to the east is buffered by Cagle Road and is located to the rear of the Property. The limitation of uses to enclosed structures further ensures consistency and compatibility.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2045 Comprehensive Plan for CGC land use categories.
- H. **Impact on Wetlands:** The Property is not located on a designated wetland. Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD offers sufficient parking to operate Applicant's business without impacting adjacent properties.
- K. **Storm Water Retention:** The Property provides for appropriate retention area.
- L. **Sidewalks, Trails, and Bikeways:** The PUD calls for access as required by the 2045 Comprehensive Plan.