

WRITTEN DESCRIPTION

**New Kings Road PUD
RE#039967-0000**

April 18, 2024

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 2.6 acres of property from CCG-2 to PUD. The parcel is located on the west side of New Kings Road, north of Grant Avenue.

The subject property is currently owned by AND PROPERTY, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-2. The property is currently developed as a commercial freight and cargo delivery site. Surrounding uses include: CGC/ROS (RV park) to the north; CGC/CCG-2 (commercial retail) to the south; CGC/CCG-2 (motel/mobile homes) to the East across New Kings Road; and CGC/CCG-2 (vacant commercial) to the West.

Project Name: New Kings Road PUD

Project Architect/Planner: Jack Newby

Project Engineer: N/A

Project Developer: N/A

II. QUANTITATIVE DATA

Total Acreage: 2.60 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: N/A

Phase schedule of construction (include initiation dates and completion dates)

N/A

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Overnight parking and storage of buses, line-haul trucks and trailers.
2. Commercial Retail Sales and Service Establishments.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
5. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
6. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and similar uses.
7. Fruit, vegetable, poultry or fish markets.
8. All types of professional and business offices.
9. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
10. Hotels and motels.
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Art galleries, museums, community centers, dance, art or music studios.
14. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
15. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
16. Vocational, trade or business schools and similar uses.
17. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
18. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
19. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
20. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
21. Personal property storage establishments meeting the performance development criteria

- set forth in Part 4.
22. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
 23. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 24. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
 25. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 26. Churches, including a rectory or similar use.
 27. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
 28. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 29. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 30. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, [Section 656.421](#) (Textile Recycling Bins).

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

C. Permissible uses by exception.

1. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
2. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
3. Private clubs.
4. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
5. Billiard parlors.
6. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
7. Schools meeting the performance standards and development criteria set forth in Part 4.
8. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
9. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
10. Automobile storage yards.
11. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 60 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of New Kings Road, substantially as shown in the Site Plan. The site is developed.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs.

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under the CCG-2 Zoning District.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

Not applicable.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The PUD allows for less intense activity than is typically allowed in the CCG-2 permitted uses. The uses for which this PUD is intended are permissible by exception; however, the PUD removes some permitted uses by right.

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 facilities will continue to be operated and maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows a reduction of permitted uses allowed on the site;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by continuing to operate on an existing developed parcel of land and providing overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such

transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers.

EXHIBIT F

PUD Name: New Kings Road PUD

Land Use Table

| | | |
|--|------------|------|
| Total gross acreage | 2.60 Acres | 100% |
| Amount of each different land use by acreage | | |
| Single family | 0 | |
| Total number of dwelling units | | |
| Multiple family | 0 | |
| Total number of dwelling units | | |
| Commercial (parking) | 2.60 Acres | 100% |
| Industrial | 0 | |
| Other land use | 0 | |
| Active recreation and/or open space | | |
| Passive open space | | |
| Public and private right-of-way | | |
| Maximum coverage of buildings and structures | 0 | |