

EXHIBIT D**WRITTEN DESCRIPTION****For
Wingate Self-Storage
September 11, 2024****I. PROJECT DESCRIPTION**

- A. The applicant proposes to rezone approximately 4.19 +/- acres located along Wingate Road N and Dunn Avenue from Residential Medium Density (RMD-A) to Planned Unit Development ("PUD"). The subject property (a portion of 019983-0000) fronts along Dunn Avenue and Wingate Road and is currently zoned Residential Medium Density (RMD-A). This PUD rezoning seeks to rezone the subject property from RMD-A to PUD, thereby permitting the property to develop as the proposed self-storage development. Concurrently with this PUD rezoning, the Applicant is requesting a land use amendment from Medium Density Residential (MDR) to Community General Commercial (CGC). Provided the subject property fronts along Dunn Avenue, an established commercial corridor, the requested PUD rezoning and companion land use amendment are appropriate and compatible to the surrounding development. Additionally, the proposed development will mirror the westwardly adjacent property (4105 Dunn Avenue) which is currently zoned Commercial Community/General-1 (CCG-1) and had a current land use of Commercial General Commercial (CGC).

As described below, rezoning the subject parcel to PUD is necessary to allow the proposed use, which is appropriate and compatible with the surrounding area. The current RMD-A zoning is no longer compatible along this commercial corridor nor is it the highest and best use for the subject property. The proposed PUD will be compatible with the surrounding commercial uses along Dunn Avenue. The proposed project is located in the Suburban Area Development Area and meets the intent of this designation, as self-storage is a supporting use of suburban development.

The proposed PUD will generally emulate the site development criteria as specified for CCG-1 zoning in the City of Jacksonville's Zoning Code. However, this PUD requests one deviation from Part 6 of the City of Jacksonville's Zoning Code. It is understood, per Section 656.604 of the City's Zoning Code, off-street parking for personal property storage facilities is required at a minimum of one (1) space per 2,000 square feet of gross floor area. Based on the parking generation studies from Institute of Transportation Engineers (ITE), personal property storage facilities generate an average demand of one (1) off-street parking space per 10,000 square feet of storage facility. The proposed PUD will provide parking based on the industry standards established by ITE.

Surrounding land use designations, zoning districts and existing uses are as follows:

	Land Use	Zoning
South	MDR	RMD-A
East	MDR	RMD-A
North	MDR	RMD-A
West	CGC	CCG-1

Project Team

Applicant	Planning Team	Engineer Team
Verdad Real Estate, Inc. 351 E Hudgins St Grapevine, TX 76051	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category: Medium Density Residential (MDR)
- C. Current Zoning District: Residential Medium Density (RMD-A)
- D. Requested Zoning District: Planned Unit Development (PUD)
- E. Requested Land Use Category: Community General Commercial (CGC)
- F. Real Estate Numbers: Portion of 019983-0000

II. QUANTITATIVE DATA

- A. Total Acreage: +/- 4.19 acres
- B. Maximum Density: N/A
- C. Total number of dwelling units: N/A
- D. Total amount of non-residential floor area: Up to 120,000 square feet
- E. Total amount of recreation/open space: N/A
- F. Phase schedule of construction (include initiation dates and completion dates):

The Applicant is proposing development of this project in one five-year phase. Market conditions will dictate the actual pace of development.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description, Phasing Schedule, and Concept Plan.

The proposed PUD requests one deviation from Part 6 of the City of Jacksonville’s Zoning Code. It is understood, per Section 656.604 of the City’s Zoning Code, off-street parking for personal property storage facilities is required at a minimum of one (1) space per 2,000 square feet of gross floor area. Based on the parking generation studies from Institute of Transportation Engineers (ITE), personal property storage facilities generate an average demand of one (1) off-street parking space per 10,000 square feet of storage facility. The proposed PUD will provide parking based on the industry standards established by ITE. Therefore, the proposed maximum 120,000 square feet of proposed storage requires a minimum of twelve (12) off-street parking spaces. The proposed office space is accessory to the storage use, and one (1) parking space will be provided for the office employee. As shown on the PUD Site Plan, the proposed development will provide approximately 14 off-street parking space.

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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

A. Permitted Uses

All permissible uses will be generally consistent with Section 656.313.A.IV of the City of Jacksonville’s Zoning Code and more specifically described below.

Permitted Uses:

- (1) Commercial Retail Sales and Service Establishments
- (2) 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, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (3) Fruit, vegetable, poultry or fish markets
- (4) All types of professional and business offices
- (5) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4

- (6) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (7) Boatyards
- (8) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4
- (9) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses
- (10) Recycling collection points meeting the performance standards and development criteria set forth in Part 4
- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
- (12) Churches, including a rectory or similar use
- (13) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4
- (14) Vocational, trade and business schools
- (15) Banks, including drive-thru tellers
- (16) Outdoor storage of Recreational Vehicles (RVs) and boats

B. Permissible Uses by Exception:

Permissible uses by exception shall be consistent with Section 656.313.A.IV.(c) of the City of Jacksonville’s Zoning Code, unless specified above as a permissible use.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.403 of the City of Jacksonville’s Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1. Minimum width and area: none
- 2. Maximum lot coverage by all building: none
- 3. Maximum impervious surface ratio (ISR)
 - a. 85%
- 4. Minimum yard requirements (building setbacks)
 - a. Front—30 ft (per Part 4)
 - b. Side—None (15 ft when adjacent to residential)
 - c. Rear—10 ft
- 5. Maximum height of structures
 - a. 40 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, as it may be amended with the exception of reducing the minimum required parking for personal property storage facilities, as the code required parking is antiquated. The personal property storage facility will provide off-street parking as established by ITE, at a rate of one (1) space per 10,000 square feet of storage.

Therefore, the proposed maximum 120,000 square feet of proposed storage requires a minimum of twelve (12) off-street parking spaces. The proposed office space is accessory to the storage use, and one (1) parking space will be provided for the employee. The proposed office space is accessory to the storage use, and one (1) parking space will be provided for the office employee. As shown on the PUD Site Plan, the proposed development will provide approximately 14 off-street parking space.

2. Vehicular Access.

Vehicular access to the Property shall be by way of Wingate Road, as generally depicted on the PUD Site Plan.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. The internal sidewalks throughout the site will connect with the existing sidewalks along Dunn Avenue and Wingate Road.

C. Signs:

All sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Land Development Code.

E. Recreation and Open Space:

The proposed PUD rezoning is for commercial development and therefore recreation and open space will be provided as meeting the maximum 85% impervious surface ratio.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements. In addition, this property will maintain a 25 foot upland buffer from the wetlands and creek to the east of this property.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. 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 community.

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

The proposed PUD is more efficient than would be possible through strict application of the Zoning Code. The subject property fronts along both Dunn Avenue and Wingate Road, and is across from property currently zoned CCG-1. Therefore, rezoning the subject property will permit the property to develop as its highest and best use, providing compatible commercial development with the established commercial nature of Dunn Avenue. Rezoning to PUD will provide the necessary flexibility in site design to develop the property in a compatible and efficient manner.

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

The proposed development is compatible with the commercial nature of Dunn Avenue, and will mirror the westwardly adjacent property that is also located at the intersection of Dunn Avenue and Wingate Road and is currently zoned CCG-1 and has an existing land use of CGC. The proposed PUD will generally develop per the CCG-1 zoning requirements, matching the existing and entitled commercial development fronting along Dunn Avenue. Therefore, the proposed development will be compatible with surrounding land uses and will use intentional site design to improve the characteristics of the surrounding area.

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

The proposed PUD rezoning and will promote the City of Jacksonville’s 2045 Comprehensive Plan by meeting the following objectives and policies:

Future Land Use Element Policy 1.1.9

Promote the use of Planned Unit Developments (PUDs) 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:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties

- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

The proposed PUD rezoning will permit the intended self-storage development along the established commercial corridor, Dunn Avenue. Additionally, the proposed rezoning is located along a main thoroughfare in Jacksonville, surrounded by existing development fronting along Dunn Avenue. Therefore, the proposed project will classify as infill development, thereby fulfilling this policy.

Future Land Use Element Policy 1.1.15

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The subject parcel is an infill parcel along a minor arterial. Developing this parcel into a commercial use is not considered urban sprawl and meets the intent of the policy above.

Additionally, many of the policies in the Comprehensive Plan encourage infill development. This parcel serves as a good example of infill development as it is vacant and located in a developed area. The proposed rezoning has a companion land use amendment from MDR to CGC, which aligns with the proposed PUD rezoning and proposed commercial use. Ultimately, developing this parcel into the proposed commercial use will make it compatible with the surrounding uses while meeting the Comprehensive Plan.

Future Land Use Element Policy 1.1.17

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

The subject parcel is located in the Suburban Area (SA) and adheres to the intent of development in this designation. Additionally, the subject parcel is located in a developed area with existing commercial uses and therefore will be considered infill development.

Future Land Use Element Policy 3.2.2

The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject parcel is proposing commercial development fronting along Dunn Avenue, an established commercial arterial in which the proposed commercial development is compatible. The subject site is east of established commercial development, including, but not limited to, Goodwill, 7-Eleven, Tire Outlet, and Gate Gas Station. Therefore, the subject property meets this policy by proposing commercial development in an existing commercialized area.

Future Land Use Element Objective 1.6

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.

The proposed amendment meets this objective as the parcel is located along Dunn Avenue, a minor arterial. The subject property is currently vacant but located in an area with existing commercial development. Therefore, the proposed PUD rezoning qualifies as infill development in a location with existing commercial infrastructure, utilities, and public facilities and meets the intent of this policy.

Conservation/ Coastal Management Element Policy 4.1.7

The City's Land Development Regulations shall include standards and criteria for establishing and maintaining a minimum 15-foot, average 25-foot natural and undisturbed vegetative buffer around all wetlands.

The proposed companion PUD site plan indicates a 25-foot upland buffer from the existing wetlands to the east thereby meeting this policy.

- D. The project will have internal and external compatibility.

The project is designed to provide internal traffic design to accommodate the project and serve as a mechanism for well thought out traffic patterns.

EXHIBIT F

PUD Name Wingate Self-Storage

Land Use Table

Total gross acreage	+/- 4.19	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	+/- 3.56	Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space	+/- 0.63	Acres	15 %
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures		Sq. Ft.	%