

WRITTEN DESCRIPTION

San Pablo Parkway Commercial PUD

RE# 167452-0500

April 12, 2019

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 2.92 acres of property from PUD to PUD. The site is the subject of a companion FLUM Amendment from LDR and RPI to CGC (tracking #5335). The parcel is located on the eastside of San Pablo Parkway, south of Sam Yopez Road.

The subject property is currently owned by Estuary, LLC and Pablo Holdings, LLC, and is more particularly described in the legal description attached as Exhibit I to this application. The property is currently vacant. Surrounding uses include: RPI/PUD to the north across (vacant); RPI/PUD and LDR/RR-Acre to the east (vacant); LDR/RR-Acre to the south (vacant) and LDR/PUD & RR-Acre to the west across San Pablo Parkway (vacant).

Project Name: San Pablo Parkway Commercial PUD

Project Architect/Planner: England-Thims & Miller, Inc.

Project Engineer: England-Thims & Miller, Inc.

Project Developer:

II. QUANTITATIVE DATA (Parcel A)

Total Acreage: 2.10 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 6,536 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

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

Total amount of land coverage of all buildings and structures: 6,536 s.f.

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

Initiation 1 year Completion 2 years

QUANTITATIVE DATA (Parcel B)

Total Acreage: 0.82 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: not known

Total amount of recreation area: N/A

Total amount of open space: N/A

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

Total amount of land coverage of all buildings and structures: not known

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

Not known

III. USES AND RESTRICTIONS (Parcels A and B)

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
3. Art galleries, museums, community centers, dance, art or music studios
4. Vocational, trade or business schools and similar uses
5. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
6. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4
7. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant
8. Express or parcel delivery offices and similar uses (but not freight or truck terminals)

9. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4
10. Personal property storage establishments meeting the performance 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. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
13. Filling or gas stations with convenience store, with car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation
14. Mobile car detailing services, auto laundry or manual car wash, or automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
15. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4
16. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4

B. Permissible Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both

C. Limitations on Permitted or Permissible Uses by Exception:

All of the permitted and permissible uses by exception in the CCG-I district are subject to the following provisions unless otherwise provided for:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided.

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS (Parcels A and B)

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

The PUD limits uses from usual Zoning Code application for CCG-1.

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 areas will be maintained by the owner.

V. DESIGN GUIDELINES (Parcels A and B, except as specified below)

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 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 San Pablo Parkway, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the

2030 Comprehensive Plan.

C. Signs (Parcel A).

- (1) Two (2) double faced or two (2) single faced signs not to exceed one hundred fifty (150) square feet in area and thirty-five (35) feet in height.
- (2) Wall signs not to exceed fifteen percent (15%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Two (2) "GATE" signs on canopy – see attached sign plan.
- (5) Directional signs shall not exceed four (4) square feet.
- (6) All signage shown in attached sign plan not otherwise described in numbers 1 through 5.

Signs (Parcel B).

- (1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and thirty-five (35) feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

E. Utilities:

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

F. Recreation and Open Space:

N/A.

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. 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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

PUD Name

The San Pablo Parkway Commercial PUD

Date

Apr 12, 2019

Land Use Table

Total gross acreage	2.92	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	2.92	Acres	<input type="text"/> %
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, wetlands, pond	0.5	Acres	<input type="text"/> %
Public and private right-of-way	1	Acres	<input type="text"/> %
Maximum coverage of non-residential buildings and structures	6,536	Sq. Ft.	<input type="text"/> %