

WRITTEN DESCRIPTION

The New Kings and Gilchrist Roads Commercial & Storage PUD

May 2, 2019

1. PROJECT DESCRIPTION

This rezoning request comprises 2.07 acres of land. The site currently has a land use designation of CGC on the future land use map and a split zoning designation of CCG-2 on the front half (western) of the site and CO on the rear portion (eastern) of the site. The property is currently vacant.

Surrounding land uses and zoning districts include CGC/CCG-2 to the west, LDR/RR-Acre to the east and CGC/CCG-2 and CO to the north and south. The subject property is located in the Suburban area of the City and abuts New Kings Road, which is classified as a Principal Arterial Roadway according to the City's 2030 Comprehensive Plan.

The subject site is not unique and does not exhibit any natural features of significance. This proposed PUD differs from conventional zoning in that maximum building heights are reduced, signage is limited, and specific uses are eliminated, while permitted uses are broadened to permit flexibility to the landowner.

As of the date of this application, the owner is ready to move forward as soon as entitlements are secured, and development will commence upon approval.

II. QUANTITATIVE DATA

The subject property encompasses approximately 2.07 acres and is vacant as of the date of this PUD. However, commencement of any additional uses will occur as soon as market conditions permit. The PUD is being sought in order to utilize the property for a storage facility for semi-truck tractors and trailers

III. USES AND RESTRICTIONS

A. Permitted Uses

- (1) Commercial Retail Sales and Service Establishments.
- (2) 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.

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- (3) 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.
- (4) 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 permit holder, adult arcade amusement centers operated by a licensed permit holder, 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.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) 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.
- (8) Bus, semi-tractor (and trailer) or truck parking and/or storage.
- (9) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (10) Boatyards.
- (11) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (12) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (13) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (14) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (15) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- (16) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses.

Uses per Section 656.403 of the Zoning Code.

C. 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.
- (2) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (3) Automobile storage yards.
- (4) Schools meeting the performance standards and development criteria set forth in Part 4.
- (5) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
- (6) Manual car wash.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The rezoning to PUD will permit an appropriate relation between the functional land use category and the designated zoning, while providing certainty to the area residents about the future of the subject property. The PUD will serve to recognize the longstanding operations on the property while providing details and appropriate buffering for surrounding properties.

The subject property will be operated and maintained by its owner or owners.

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. Maximum lot coverage: None, except as otherwise required for certain uses.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet
7. Maximum height of structures: Fifty (50) feet; provided however that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of fifty feet, and where the structure is not in conflict with any AICUZ.

B. Signs

1. *Overall development:* One (1) freestanding signs will be allowed along the Normandy Boulevard street frontage.

(a) *Style:* Signs may be pylon or monument.

(b) *Maximum height:* 50 feet, including project identification.

(c) *Maximum signface area:* 200 square feet, excluding project identification.

(d) *Illumination:* Internally or externally illuminated.

2. *Wall signs:* Wall signs will be permitted on every face of buildings, but in no case shall such signage face the residential areas to the north directly.

(a) *Maximum signface area:* Ten percent (10%) of the surface area of the wall on which the sign is located (or ten percent (10%) of the occupancy frontage.

(c) *Illumination:* Internally illuminated.

C. Landscaping

1. Except as otherwise approved by the Planning and Development Department, all parcels and sub-parcels shall be landscaped and maintained by the owners thereof in accordance with Chapter 656, Part 12 of the Zoning Code.

2. Any perimeter landscaping required between the parcels may vary from the strict requirements of the Zoning Code, and may instead be relocated to alternative locations within the site.

3. The Planned Unit Development is proposing a 10 foot wide landscape area between the truck parking and the single family dwelling to the east. The proposed buffer will mitigate noise, odor, vibration, or aesthetic effects of the use on the surrounding area. The development will meet the buffering standards typically required between uncomplimentary uses per Sec. 656.1216 of the Zoning Code. The buffer will be ten feet in width, with a six foot high, 85% opaque screen and a tree every 25 feet along the property line adjacent to residential uses or zoning.

D. Illumination

Lighting for parking lot and storage areas shall be appropriately shielded to minimize trespass lighting and skyglow effects.

E. Vehicular and Pedestrian Access

Connection locations for vehicular access shall be permitted as depicted on the Site Plan. Pedestrian circulation shall be provided in accordance with the City of Jacksonville 2030 Comprehensive Plan.

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 existing and proposed uses within the Property, and showing the general layout of the overall property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASIFICATION 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 growing commercial areas of the Northwest Jacksonville Area.

- A. The PUD is more efficient than would be possible through strict application of the City of Jacksonville Land Use Regulations.
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area as well as the marketability of the community.
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan for CGC land use.

VIII. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is in the process of being amended to match the existing CCG-2, commercial zoning, which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.

B. *Consistency with the Concurrency Management System.* The Property Will be developed in accordance with the rules of the City of Jacksonville Mobility and Concurrency Management System Office (CMMSO).

C. *Allocation of Commercial Land Use.* The project is intended to be primarily a commercial development. However, as multi-family uses have been determined to be needed in the area, those are also included as permitted within this PUD.

D. *Internal Compatibility/Vehicular Access.* The PUD is intended to ensure the suitability and sustainability of the site for commercial users. That being said, any future multi-family will be appropriately sited and accessible.

E. *External Compatibility/Intensity of Development.* This project allows for commercial uses in keeping with the nature of uses found along this New Kings Road corridor and other development along the heavily traveled roadway abutting the site. All adjacent uses are compatible with respect to this property.

F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be available as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.

H. *Listed Species Regulations.* The property is a little over 2 acres in size and no listed species exist on the property.

I. *Off-Street Parking and Loading Requirements.* Unless otherwise agreed to by Planning and Development Department, development of the property will comply with the city's off-street parking and loading requirements set forth in Part 6 of the City of Jacksonville Zoning Code.

J. *Sidewalks, Trails, and bikeways.* Sidewalks will be provided and are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

L. *Utilities.* JEA will provide all utilities.

IX. GOALS AND POLICIES

Specifically, the PUD complies with the Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial area in order to achieve an integrated land use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.

POLICY 3.2.2. – The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.