

PUD to PUD Written Description

1121 Suemac Road: N.G. Wade Investment Company Tract V Planned Unit Development to Planned Unit Development Rezoning October 24, 2019

City Development Number: 8241.007

I. PROJECT DESCRIPTION

A. General Information

The project will be named the "1121 Suemac Road: N.G. Wade Investment Company Tract V Development" (the "1121 Suemac Project "). The subject property of this Application for a PUD to PUD Rezoning (the "PUD to PUD Rezoning") consists of Real Property identified by the Duval County Property Appraiser as Real Estate ("RE") #005119-7600, totaling 12.23 +/- acres. It is addressed as 1121 Suemac Road (the "Property").

The Property is currently vacant.

The proposed new use for the Property is coincidental with the Property's uses allowed by right or by exception, yet was not specifically recited in the original Suemac Road Development: Tract V PUD's permitted zoning uses allowable by right or by exception as stipulated under its enacted Ordinance 2012-0646-E.

Except where otherwise specifically stated, all references to the City's Zoning Code in the 1121 Suemac Project's Exhibit "D" Written Description shall refer to the provisions of Chapter 656 of the City of Jacksonville Ordinance Code in effect at the time of the PUD to PUD approval, and not to any future amendments thereof.

B. Purpose of Rezoning Request

The purpose of this rezoning request is to accommodate the location of a proposed retail heavy truck sales and service facility on the Property, pursuant to the proposed PUD to PUD zoning classification, that will support this unified, compatible development by blending it seamlessly within the requirements and permitted uses of the Property's current zoning approval. The PUD to PUD Rezoning seeks to allow the development of a retail heavy truck sales and service facility consisting of a maximum 45,395 +/- enclosed gross square feet.

C. Location

The Property is located north of Commonwealth Avenue in the northeast quadrant of the intersection of Commonwealth Avenue and Interstate 295 ("I-295"). The Property is bordered along its northwestern boundary by Bobcat of Jacksonville and along its western boundary by Suemac Road.

Its northern and eastern boundaries are buffered from an existing single family residential subdivision by stormwater retention ponds. The Property also neighbors an existing City of Jacksonville Fire Rescue Station at the southeastern corner of the Property.

The Property's southern boundary parallels Sandymac Road.

D. Surrounding Properties

Surrounding existing uses, future land use map (“FLUM”) designations and zoning districts are as follows:

	<u>EXISTING USES</u>	<u>FLUM DESIG.</u>	<u>ZONING DISTRICT</u>
SOUTH	Restaurants immediately adjacent to Property; hotel, restaurant and office across Commonwealth Blvd.	CGC	CCG-1 and IL and IBP
EAST	Single family homes and office	LDR and CGC	RLD-60 and PUD
NORTH	Single family homes and Church uses	LDR and MDR	RLD-60 and RMD-A
WEST	Two hotel sites; property bordered on west side by Bobcat of Jacksonville & Suemac Road	CGC & BP	CCG-1 & IBP

E. Project Professionals

The names of the professional project planner(s), architect(s), engineer(s) and developer(s) are as follows:

Fred Atwill, Jr.
 Atwill LLC
 9001 Forest Acres Lane
 Jacksonville, Florida 32234

Jimmy Johns, P.E.
 Solid Rock Engineering
 10365 South Hood Road
 Jacksonville, Florida 32257

Sandy MacArthur, Jr.
 N.G. Wade Investment Company
 569 Edgewood Avenue South
 Jacksonville, Florida 32205

II. USES AND RESTRICTIONS

A. Permitted Uses

- (a) All uses permitted by right under the Suemac Road Development: Tract V PUD (Ordinance 2012-0646-E).
- (b) Retail heavy truck sales and service.

B. Permitted accessory uses and structures

Permitted accessory uses and structures shall be in accordance with Section 656.403 of the City's Zoning Code.

C. Permissible Uses by Exception

Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

D. Restrictions on Uses

None.

III. DESIGN GUIDELINES

A. Lot Requirements

- (a) *Minimum lot area:* None.
- (b) *Maximum lot coverage:* None.
- (c) *Minimum side yard:* None.
- (d) *Minimum rear yard:* Fifteen (15) feet.
- (e) *Minimum front yard:* Twenty (20) feet.
- (f) *Maximum height of structures:* Sixty (60) feet, with the exception of cell towers and any other tower that accommodates a permitted use in this PUD to PUD, church steeples, and/or any other spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of sixty (60) feet.

B. Access and Circulation

- (a) *Parking Requirements:* The parking requirements for Area "2" shall be consistent with Part 6 of the City's Zoning Code.
- (b) *Vehicular Access:* Vehicular access to the Property identified as Area "2" shall be by way of Suemac Road and Sandymac Road as indicated on the 1121 Suemac Project's Conceptual Site Plan at Exhibit "E". The location of the access points shown on Exhibit "E" are conceptual and may be subject to realignments and/or relocations as the development of Area "2" occurs, subject to the approval of the Planning and Development Department during its Site Plan Review process.
- (c) *Pedestrian Access:* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs

- (a) ***Street Frontage Signage:*** Street frontage signage, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted, provided such signs are located no closer than two hundred (200) feet apart, as provided by the City's Zoning Code. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed thirty-five (35) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (b) ***Wall Signage:*** 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.
- (c) ***Canopy Signage:*** Not exceeding a maximum of eight (8) square feet in area per sign, are permitted, provided that any square footage used for an under-the canopy signage shall be subtracted from the maximum allowable square footage for wall signs on the subject building as provided by the City's Zoning Code.
- (d) ***Directional Signage:*** Directional signs shall not exceed four (4) square feet.

D. Landscaping and Buffers

The Property shall be development in accordance with Part 12 Landscape Regulations, of the City's Zoning Code.

The configuration of the retention system is designed to buffer surrounding residential uses and to provide for transition between boundaries. Further, a fence, wall or evergreen hedge no less than six (6) feet in height that is at least 95% opaque shall be provided by the developer in conjunction with the vertical development of the Property. The required fence, wall or evergreen hedge shall be located along the eastern boundary line of the Property as identified on the attached Exhibit "E".

E. Recreation and Open Space

Not applicable.

F. Utilities

The Property will be served by the Jacksonville Electric Authority with potable water, sanitary sewer and electric services (please see Exhibit "J").

G. Wetlands

Any Prior wetlands associated with the Property have already been permitted according to local, state and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD to 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 overall Property, and showing the general layout of the overall Property.

The plans and other visual illustrations in this PUD to PUD Rezoning are conceptual. The 1121 Suemac Project's Conceptual Site Plan, as submitted, reflects the best current thinking and planning for the site. It is possible, however, that revisions to the 1121 Suemac Project's Conceptual Site Plan, including, but not limited to, access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review. Future changes will be subject to further review and approval by the Planning and Development Department.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The 1121 Suemac Project PUD to PUD Rezoning is consistent with the general purpose and intent of the City of Jacksonville's 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community by creating new and varied employment opportunities.

The 1121 Suemac Project PUD to PUD is more efficient than would be possible through strict applications of the Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use for the overall area. By modifying the use limits mandated by the current zoning and land use designations for the Property, the 1121 Suemac Project PUD to PUD reflects the general intent of the City's 2030 Comprehensive Plan's Future Land Use Element's direction, as recited in the original PUD's Written Description, characterized by mixed uses that serve large areas of the City and a diverse set of neighborhoods.

The 1121 Suemac Project PUD to PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan by meeting the Plan's requirements for nodal development and will likely serve to reduce the number of local Vehicle Miles Traveled ("VMT") by offering jobs, goods and services benefitting area residents. The project will be compact and well-connected, and is in a place where it will support multimodal transportation. The proposed 1121 Suemac Project PUD to PUD rezoning promotes the desired concept of nodal development, given its location adjacent to the major roadway intersection/interchange of I-295 and Commonwealth Avenue.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan

The proposed uses outlined in this PUD to PUD Rezoning are consistent with the goals, objectives and policies of the Comprehensive Plan according to its future land use map designations and its current zoning designations. Specifically, this proposal is consistent with the following City of Jacksonville 2030 Comprehensive Plan Future Land Use Element's Policies under its Objective 1.1:

- (1) 1.1.5. Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to, zoning, subdivision of land, landscape and tree protection regulations

and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

(2) 1.1.6. Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use Map category description and their associated provisions.

(3) 1.1.8. Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill areas, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments and Local Designated Historic Preservation Districts, as described in this element.

(4) 1.1.10. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(5) 1.1.11. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of the established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects conforming with the following criteria:

- a) The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use.
- b) The proposed development is in conformity with the goals, objectives, policies and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
- c) The proposed development is compatible with surrounding land uses and zoning.

(6) 1.1.16. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

(7) 1.1.18. Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2030 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....

(8) 1.1.20. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

(9) 1.1.23. The City will encourage the use of such smart growth practices as:

- a) Interconnectivity of transportation modes and recreation and open space areas;

- b) A range of densities and types of residential developments;
- c) Mixed use development which encourages internal capture of trips;
- d) Use of the urban and suburban area boundaries as urban growth boundaries;
- e) Revitalization of older areas and the downtown; and
- f) Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

B. Consistency with the Concurrency & Mobility Management System

The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management and Mobility System Office ("CMMSO").

The proposed 1121 Suemac Project has been issued Companion Conditional Capacity Availability Statement ("Companion CCAS") Number 101382.1 with a City Development Number ("CDN") of 8241.007.

The project is subject to the City's current Mobility Fee assessment program because its proposed use does not fall under the uses identified in the ITE Trip Generation Code of Light Industrial (ITE Code 110), the classification of which the Suemac Road Tract V Warehouses Fair Share assessment contract (#78756) was tested and approved. The Mobility Fee Calculation Certificate Application Number is 101382.0.

C. Internal Compatibility/Vehicular Access

This PUD to PUD Rezoning contains limitations on the uses and intensities of uses that will be allowed on the Property, along with development standards that contain provisions for signage, landscaping and sidewalks. Access to the Property is achieved by using Suemac Road and/or Sandymac Road. Suemac Road connects directly to Commonwealth Avenue and to Sandymac Road. Sandymac Road also connects with Danmac Road, which directly accesses Commonwealth Avenue.

D. External Compatibility/Intensity of Development

Surrounding land use designations and zoning districts include: LDR/RLDG-60 to the north and northeast, LI-IBP to the north, CGC and CCG-1 to the west and south of the Property, and I-295 to the far west of the Property. A combination of fencing and/or landscaping will serve to buffer the proposed PUD to PUD's non-residential development from the neighboring residential properties to the Property's east in addition to the storm water ponds already in place along this property line (please see Exhibit "E").

The proposed 1121 Suemac PUD to PUD is compatible with its surrounding land uses. Its neighboring non-residential uses are very similar to the uses proposed in this PUD Rezoning (for example Bobcat of Jacksonville).

E. Recreation/Open Space

Not applicable for the proposed 1121 Suemac Project PUD to PUD.

F. Impact on wetlands

Not applicable because no wetlands exist on the Property or adjacent to the Property.

G. Listed Species Regulations

The Property is less than fifty (50) acres. Given the size of the Property (12.23 +/- acres), a listed species survey is not required (a minimum of 50 acres triggers this requirement).

H. Off-Street Parking and Loading Requirements

Off-street parking and loading requirements are in accordance with Part 6 of the City's Zoning Code.

I. Sidewalks, Trails and Bikeways

Sidewalks will be installed pursuant to the requirements in the 2030 Comprehensive Plan. No trails or bikeways are anticipated to be needed for this development unless required by the City.

J. Stormwater Retention

The Property is already served by a large stormwater retention facility (see the Conceptual Site Plan at Exhibit "E"), that is currently owned, operated and maintained by N.G. Wade Investment Company, the owner of the Property. Additional stormwater retention facilities will be provided if needed as the proposed development's reviews proceed. Unless otherwise agreed to in writing by the City of Jacksonville and N.G. Wade Investment Company, or its successors and/or assigns, all existing and/or future stormwater retention facilities shall be operated and maintained by N.G. Wade Investment Company, or its successors and/or assigns.

K. Utilities

Potable water, sanitary sewer and electric service will be provided by the Jacksonville Electric Authority (please see JEA Availability Letter at Exhibit "J").