

# Revised PUD Written Description

## NORTH MAIN STREET COMMERCIAL CENTER PUD

Revised Date: JULY 31, 2019

Requested Zoning District: PUD

Current Zoning District: PUD

Requested Land Use: CGC/LDR (No Change)

Existing Land Use: CGC/LDR

Engineer/Agent – David E. Touring, PE

Real Estate Number: 107655-0010

### 1. SUMMARY DESCRIPTION OF THE PLAN

The subject property, hereafter referred to as the "Property", is a portion of the property identified as Real Estate Number 107655-0010 of the Duval County Tax Assessor's Records of Duval County, Florida. **Coastal Regions Northside, LLC** is developing the property.

The purpose of this Planned Unit Development (PUD) is to allow for a commercial development with a maximum of **116,775** square feet of retail, commercial, and office space.

The subject property contains approximately 8.69 acres ± and is located on the east side of Main Street north of Duval Station Road and south of Castleberry Road. The property's current Land Use designations are Community General Commercial (CGC) and Low Density Residential. No changes are proposed to the land use designations.

The zoning is Planned Unit Development (PUD). The proposed zoning is PUD. If the subject PUD Change is approved, the property will be consistent with the Comprehensive Plan.

### 2. PUD DEVELOPMENT CRITERIA

As shown on the Conceptual Site Plan Exhibit E (subject to change) a more detailed Site Plan shall be provided at the time of Site Plan Review. A description of the permissible uses and design criteria for the PUD is contained in Section b - Description of Development and Design Criteria.

#### a. Summary of Development Information

Total gross acreage	8.69 acres ±
Total number of buildings	May be subdivided into 5 buildings
Total enclosed square footage	116,775 square feet
Maximum building height	35 feet
Maximum lot coverage	35%
Residential units	N/A

**b. Description of Development and Design Criteria:**

- i. **Permitted uses and structures:** All uses allowed by right in the City of Jacksonville Zoning Code Section 656.313 Community General Commercial Category - Commercial Community General 1 (CCG-1) will be allowed by right. In addition to the uses allowed in CCG-1, "out-patient surgical centers" shall also be allow by right. Any use allowed by exception in the aforementioned zoning section will be allowed if an exception for that use is approved by the appropriate governing body
  
- i. **Building and structures:** There may be a total of 116,775 square feet of commercial building developed within the boundaries of the PUD on the site.
  
- ii. **Minimum Lot Requirements:**  
Front set back                      N/A Side  
set back                      N/A  
Rear set back                      10 feet
  
- iii. **Maximum lot coverage:**      35%
  
- iv. **Maximum height of structure:** 35 feet (except for an architectural feature approved by the Planning and Development Department for the City of Jacksonville).
  
- v. **Minimum distance between buildings:**      Ten (10) feet
  
- vi. **Minimum lot size:**      N/A

**3. OVERALL DEVELOPMENT**

- a. **Consistency with Comprehensive Plan:** The existing Land of LDR and CGC are consistent with the Comprehensive Plan. There is no proposed change to the existing land use designations.
  
- b. **Consistency with the Concurrency Management System:** The PUD will satisfy all concurrency requirements. Jacksonville Electric Authority will provide electric power, water, and sewer services. An Informal Concurrency Review (ICR # 36500) was requested pursuant to the previous Zoning Change Application (2005-177).
  
- c. **Uses of Property:** The Written Narrative Part b, Description of Development and Design Criteria, sub part i, Permitted Uses and Structures, defines the permitted uses.
  
- d. **Impact on Wetlands:** There are no noted wetlands located on the site.
  
- e. **Lighting:** Lighting adjacent to a residential use or zoning district shall be designed and installed so as to be directed downward and reflect back to the subject property to prevent light trespass into surrounding property. In addition, light fixtures on

canopies shall be mounted perpendicular to the ground and recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy.

- f. **Off-street Parking and Loading Requirements:** The site will meet the parking and loading requirements as defined in the Jacksonville Zoning Code Part 6, sub part 656.604 and 656.605.
- g. **Pedestrian Circulating System:** The property will meet the goals and objections of the 2030 Comprehensive Plan pertaining to the pedestrian circulation. There will be pedestrian access for ingress and egress from Main Street and/or Outback Drive as approved by the City of Jacksonville Planning and Development Department. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- h. **Signage:**
  - i. One (1) freestanding sign shall be of monument design only, not to exceed 30-feet in height and 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. Such signs are to be located no closer than two hundred (200) feet apart, as provided in the Zoning.
    - ii. 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.
    - iii. One (1) under-the-canopy sign per occupancy 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.
- i. **Vehicle Access:** Access to the property will be from Main Street and from Outback Drive connecting the project to the south. The Planning and Development Department and the City of Jacksonville Traffic Engineer will have final approval of all access points.
- j. **Landscaping:** Landscaping will meet or exceed the requirements set forth in Part 12 of the City of Jacksonville Zoning Code.
- k. **Truck Access:** Truck access may be to the rear of the building.
- l. **Storm Water Retention:** Storm water will be treated in accordance with the surface water runoff requirements of any state or local agency with jurisdiction, including but not limited to, St. Johns River Water Management District. The Site Plan depicts the general location of existing retention areas serving the development.
- m. **Utilities:** Jacksonville Electric Authority will provide all utilities to the property.
- n. **Concurrency:** The property will meet all requirements for concurrency.

- o. **Phasing:** The project may be developed in two (2) phases.
- p. **Buffering:** There shall be a 15-foot buffer along the frontage of Main Street. Buffers shall not be required along the common property line with the project to the south, along zoning boundaries, or with any parcel fronting on Main Street. All other criteria set forth in Part 12 with regard to buffering will apply or as approved by the City of Jacksonville Planning and Development Department.
- q. **Architectural Standards:** The development of the site will conform to the "best practices" as established in the Northside Vision Plan. In addition, all buildings will be of either brick or stucco with decorative tile, stone, or metal elements. Building roof design will be either gable, hip, or flat. However, if a flat roof design is used, the front of the building must have a parapet wall with roofing offsets to add architectural character.
- r. **Dumpster:** Dumpsters will be in accordance with best management practices and are to be completely enclosed with an eight (8) foot brick or stucco wall or other screening subject to the review and approval of the City of Jacksonville Planning and Development Department.
- s. **Drive-thrus:** Drive-thrus, as part of a permitted use, shall be subject to approval via an Administrative Modification.
- t. **Internal Circulation:** The applicant shall provide an internal pedestrian and vehicular flow diagram at site review, which shall be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

#### 4. SUCCESSORS IN TITLE

All successors in title to the property, or any portion of the property, shall be bound to all the development standards and conditions of this P.U.D., as contained herein and in the Ordinance approving the same.

#### 5. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar communities in the area and the design and layout of the P.U.D.

- 1. Allows for a creative approach through the use of natural features of the site with existing vegetation-and existing TOPO;
- 2. Provides a more desirable environment than would be possible through strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and open space than would be required through a straight zoning;

3. Allows for an effective use of land, resulting in lower development costs; There is a reduction in the buffer area proposed along Main Street from 20 feet to 15 feet. This modification is in accordance with the neighboring properties along Main Street and also conforms with the City's Landscape Buffer Requirements as tabulated in the "Commercial Development Landscape Matrix".
4. Provides an environment that is characteristic of the surrounding areas;
5. Supports the retention of property values by providing needed services and support for the surrounding residential and businesses in the area;
6. Enhances the appearance of the area through preservation of natural features, vegetation and by using existing TOPO and grade in order to develop the project; and:
7. Provides for the provisions of recreation areas and open spaces in excess of the existing Zoning and Comprehensive Plan requirements.

## 6. STATEMENTS

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

*The PUD allows for the addition of "Outpatient Surgery Centers" to the typical uses in Zoning District CGC-1. All other uses shall be those that are allowed by right in the CGC-1 Zoning District.*

- ii. 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 not maintained by the City of Jacksonville, or JEA, will be operated and maintain by the developer and owner. These include, but are not limited to, utilities, landscaping areas, paving and parking facilities, building maintenance, and stormwater facilities.*