

## Written Description

### New View Granite

July 23, 2019

#### I. Project Description

- A. Subject Parcel Size: 0.58 +/- acres  
Parcel Location: North side of Emerson Street, at the intersection of Emerson/Hart Expressway and Emerson Street.  
Existing Use: Commercial Business – Retail Granite Sales

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

	<i>Land Use</i>	<i>Zoning</i>	<i>Use</i>
<i>North</i>	RPI	CRO	Medical Services
<i>South</i>	RPI	CRO	Vacant Land
<i>East</i>	CGC	CCG-1	Commercial Businesses
<i>West</i>	RPI	CRO	Church

- B. Project Name: New View Granite Outdoor Display  
C. Project Planner: Solid Rock Engineering Consultants, Inc  
D. Project Engineer: Solid Rock Engineering Consultants, Inc  
E. Project Developer: N/A  
F. Current Land Use Designation: Community/General Commercial (CGC)  
G. Current Zoning District: Commercial Community/General-1 (CCG-1)  
H. Proposed Zoning District: PUD  
I. Parcel RE #: 135936-0010

#### II. Quantitative Data

- A. Total Acreage: 0.58 +/- acres  
B. Total number of dwelling units: 0  
C. Total amount of non-residential floor area: 3,600 +/- square feet  
D. Total amount of recreation area: 0  
E. Total amount of open space: 0.18 +/- acres  
F. Total amount of public/private rights of way: 0  
G. Total amount of land coverage of all buildings and structures: 3,600 +/- square feet  
H. Phase schedule of construction: Construction Start Date: December 2019  
Construction End Date: June 2020

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### III. Statements

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

The proposed PUD differs from the usual application of the Zoning Code only by removing the restriction on outside sales display areas. All other aspects of the underlying zoning designation shall remain unchanged. See section IV. Uses and Restrictions, Part C Limitations on Permissible Uses by Exception.

- 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.

No other changes other than the removal of the restriction on outside display areas are proposed to the existing CCG-1 zoning designation. All continued operation and maintenance of areas within the subject parcel not provided, operated or maintained by the City shall fall to the subject property owner.

### IV. Uses and Restrictions

- A. Permitted Uses: The current underlying zoning district is CCG-1. The following are the permitted uses by right and by exception.

#### IV. *Commercial Community/General-1 (CCG-1) District.*

(a) *Permitted uses and structures.*

- (1) Commercial retail sales and service establishments, except the sale of tires, which are permissible only by exception.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor 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.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (11) 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.
- (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

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- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (26) Retail Sale and Outdoor Display of Granite

Permissible Uses by Exception:

(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 or off-premises consumption or both.
- (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (3) Residential treatment facilities and emergency shelters.
- (4) Multi-family residential integrated with a permitted use.
- (5) Crematories.
- (6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (7) Auto laundry or manual car wash.
- (8) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (9) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (10) Blood donor stations, plasma centers and similar uses.
- (11) Private clubs.
- (12) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (13) Billiard parlors.
- (14) Schools meeting the performance standards and development criteria set forth in Part 4.
- (15) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (16) Nightclubs.

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- (17) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- (18) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

B. Limitations on Permitted or Permissible Uses by Exception:

*Limitations on permitted or permissible uses by exception.* All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:

- (1) Sale, service and preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage except Granite.

C. Permitted Accessory Uses and Structures: See Section 656.403.

D. Restrictions on Uses: None proposed

## V. Design Guidelines

A. Lot Requirements: The current underlying zoning district is CCG-1. No changes to the existing lot requirements are requested. The following are the existing 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 (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:* Sixty feet.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements:*  
The property shall be developed in accordance with Part 6 Off-street Parking, On-Street Parking and Loading Regulations of the Zoning Code. No changes to the existing parking requirements are requested or proposed.
- (2) *Vehicular Access:*
  - a. Vehicular access to the Property shall be by way of the two existing driveways on Emerson Street as shown in the Site Plan. One existing driveway on Emerson/Hart Expressway is not in use and will be closed. No additional access points are being requested.
- (3) *Pedestrian Access:*
  - a. Pedestrian Access shall be provided by existing sidewalks bounding the parcel on both Emerson Street and Emerson/Hart Expressway.

C. Signs:

There is no existing signage for the subject parcel, and no proposed signage is requested at this time. Any future signage shall be provided in accordance with the City's Ordinance Code for CCG-1.

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D. Landscaping:

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. No changes to the existing landscaping are requested or proposed.

E. Recreation and Open Space:

This is a non-residential development therefore recreation and open space is not required. However, 30 percent (30%) of the subject parcel provides for passive open space.

F. Utilities:

Water will be provided by JEA

Sanitary Sewer will be provided by JEA

Electric will be provided by JEA

G. Wetlands:

There are no existing wetlands on the subject parcel.

## **VI. Development Plan Approval**

A preliminary development plan identifying all current and proposed uses within the property and showing the general layout of the overall property has been included with this application package for review by the City of Jacksonville Planning and Development Department. See Exhibit E.

## **VII. Justification for Planned Unit Development Classification for this project**

The intent of this PUD is to propose an outside granite slab display area for the existing granite sales facility. The proposed area for the sales display is less than five percent (5%) of the total parcel area. The proposed modification to the existing limitations on permissible use by exception within the current zone maintains all other uses by right and by exception as are currently zoned and therefore is compatible with the surrounding area uses. This minor modification to the existing zoning designation continues to promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as the integrity of the existing zoning code remains unchanged.

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Exhibit 3  
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