

WRITTEN DESCRIPTION
Shoppes at Point Meadows II PUD
January 4, 2020

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 167758-0160 (the "Property"), which contains approximately 13.85 acres, is currently zoned PUD (Ord. 2001-149-E) and designated CGC and was originally intended for commercial purposes. Buildout to date has mirrored the original PUD, permitting the development of a grocery anchored retail center with three outparcels. The continued development of lands lying to the east and south has prompted additional interest in this center and the owner now seeks to amend the PUD, permitting only one additional outparcel as depicted on the Site Plan, attached as Exhibit E.

The Property is located along the north side of Baymeadows Road, lying just west of the Interstate 295 Interchange. The property is bounded by numerous retail and restaurant pads to the east and west, and apartments to the north.

The applicant has not utilized any design professionals for the preparation of this application. The parcel is nearly completely developed with a grocery anchored strip and three supporting outparcels containing two banks and a fast food restaurant. The previous owner and original developer also located a day care in the northeast portion of the property, on what was designated Parcel D, of the original PUD. The balance of the site includes parking, service and landscape areas. There are no unique characteristics, variation of elevations or natural features on the property.

The revised PUD will not amend the list of Permitted Uses, or lot requirements. The revised written narrative contained herein will only address the new outparcel, its landscaping and signage requirements as well as update the Site Plan. It is worth noting that the original PUD permitted a parking ratio of 6 spaces per 1,000 square feet of retail development, or more than twice the code required minimum. The addition of a new outparcel will reduce the parking to approximately 5.5 per 1000 square feet, being greater than the minimum required for such a development. The site is an infill location, being surrounded by densely developed residential activity to the north and single-family communities to the south and west.

The Property is to be operated and used in accordance with the terms and limitations of the original PUD ordinance and its supporting exhibits, with the sole exception of specific details outlined in this written narrative and the revised Site Plan (Exhibit E), dated 12/09/2019. It is the intent of the developer to commence design as soon as possible after zoning approval. Similarly, construction would also be intended to commence immediately upon approval of the zoning and engineering entitlements. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. DEVELOPMENT STANDARDS

A. Signs.

1. The new outparcel, shall be permitted One (1) Monument sign not to exceed fifty square feet & 15 feet in height, consistent with the existing PUD.
2. A structure or building erected on this new outparcel shall be afforded other signage, including wall signage as per the Zoning Code, Section 656.1303(c)(3)(ii-iv).

Illumination: Internal or indirect lighting, will be permitted as appropriate.

B. *Site Design and Landscaping.*

1. It is the intent that the site comply with the provisions of Part 12, Zoning Code. However, as the intent of the PUD is to promote the capture of area residents, providing additional services at an existing commercial node, some revisions to the specific landscape standards may be needed to accommodate this additional outparcel. However, it being the intent that reallocation of landscaping be provided in lieu of elimination. In any event such revisions shall be approved only after review by the Planning and Development Department

2. *General:*

The subject property is to be utilized as a commercial retail and service development, subject to the provisions of the original PUD (Ord. 2001-149) or, as applicable, this amended written narrative and its corresponding Site Plan, Exhibit "E", dated 12/9/2019.

IV. 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 rezoning is a reasonable manner by which to permit the addition and infill of an underutilized

commercial property for a variety of uses that will provide convenience to the area residents, while promoting the viability of the commercial node located at Baymeadows Road and Interstate 295. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Further, the development promotes a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such a mix of uses;

Represents and appropriate combination of possible uses, properly designed to promote internal capture of trips and clustering of retail activities;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 2.10
2. Goal 3
3. Objective 3.1
4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation.

- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* No residential was or is intended for this development.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from within the existing development, located at the entryway to the center along Baymeadows Road. No new access points are being proposed.
- C. *External Compatibility/Intensity of Development.* The intent of the development is to permit an additional development pad, which would offer convenience and reduce VMT for the residents in the immediate vicinity.
- D. The various uses are appropriately screened from one another and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses.
- E. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- F. *Impact on Wetlands.* None.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required parking and landscape provisions. The existing PUD offered parking at a ratio of six spaces per one-thousand square feet of use. With the addition of this outparcel, the parking continues to exceed minimum parking as per the Zoning Code.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* While no additional retention is required, stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements to an already approved off-site location.

M. *Utilities.* Electric power, water and sewer services are currently furnished to the Property by the Jacksonville Electric Authority.