

WRITTEN DESCRIPTION

2821 N. Liberty Street PUD

8/5/20

I. PROJECT DESCRIPTION

A. Numbers of acres, location of site, existing use, surrounding uses, and types of businesses, proposed uses: 0.23± acres at the southeast quadrant of 19th Street/ North Liberty Street intersection, south of MLK Parkway. Currently applicant indoor storage. Surrounding uses: MRD (19th Street, North Liberty Street), BP (18th Street), CGC (north of MLK Parkway), LI (18th Street/19th Street), Children of Liberty School (southwest quadrant of 19th Street/ North Liberty Street intersection), Gas Station/Store (southwest quadrant of 19th Street/ North Liberty Street intersection), and Swisher International manufacturing (18th Street /19th Street). Will utilize existing building for automotive related; merchandise retail sales, new/used parts retail sales and installation, minor maintenance, and hand car wash/ detail in the fence enclosed yard.

B. Project Name: 2821 N. Liberty Street PUD

C. Project Architect/ Planner: None

D. Project Engineer: None

E. Project Developer: None

F. Current Land Use Designation: LI

G. Current Zoning District: IBP

H. Requested Zoning District: Planned Unit Development

I. Real Estate Numbers(s): 044627-0000

II. QUANTITATIVE DATA

A. Total Acreage: 0.23 acres

B. Total amount of non-residential floor area: 6,179 sq. ft. including mezzanine

C. Total amount of land coverage of all buildings and structure: 4,764 sq. ft./ 0.11 acres

III. STATEMENTS

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

Hand car wash and auto parts installation are not permitted uses in current IBP zone but auto parts installation is a permitted use in CCG-2 zone and hand car wash is a permitted use by exception in CCG-2.

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.

Applicant to continue operation and maintenance.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sale of new or used automobiles, trucks, and tractors, subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards).
3. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
4. Assembly of components and light manufacturing when in conjunction with retail sales or service establishment, conducted without outside storage or display.
5. Automobile service stations, mobile car detailing services, major automotive repair, car or truck rental meeting the performance standards and development criteria set forth in Part 4.
6. Small scale operations including warehousing, storage where the total operation does not require more than 10,000 sq. ft. of floor space, all merchandise is stored within an enclosed building.
7. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
8. Manual Car Wash

B. Permissible Uses by Exception:

1. None.

C. Limitations on permitted or permissible uses by exception: None

D. Permitted Accessory Uses and Structures: As permitted pursuant to Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: None
- (2) Minimum lot width: None
- (3) Maximum lot coverage: None
- (4) Minimum front yard: None
- (5) Minimum side yard: None
- (6) Minimum rear yard: 0
- (7) Maximum height of structures: Sixty feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements:* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
 - a. Vehicular access to the Property shall be by way of N. Liberty Street and 19th Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the property, if ownership or occupancy of the property is subdivided among more than one person or entity.
- (2) *Pedestrian Access:*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) externally illuminated street frontage sign per lot, 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 in the Zoning Code. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed 8 feet in height.
- (2) 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.

- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of (8) eight square feet in area per sign, 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.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan, if any.

F. Utilities:

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands:

Wetlands will be permitted according to local, state and federal requirements.

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

VII. 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 project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.