

WRITTEN DESCRIPTION
Alton Avenue PUD
October 9, 2020

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE#'s 144788-0000 and 144789-000 the ("Property"), which contains approximately .99 acres is currently zoned CO and designated CGC on the FLUM's of the Comprehensive Plan. The property has frontage on two roadways, Alton Avenue and Acme Street. The owners of the Property are attempting to rezone the property for future use as a storage area and warehouse. The rezoning of this property will permit the development of vacant commercially designated property, consistent with area development trends, and creating a buffer to the residential areas to the north. Similar projects along Alton Avenue have been approved dating back to 2007 and again in 2011. These were also PUD Rezoning's and were approved and enacted under Ordinance 2007-030- E and 2011-551-E, respectively. Each of these recognized the need for additional commercial infill, limited to various activities and using the Planned Unit Development Zoning format. The subject parcel is immediately adjacent to the PUD from 2007, which is intended to be developed as a warehouse for the Honda Dealership on Atlantic Boulevard.

The Property is located within the commercialized corridor of Atlantic Boulevard. However, as the property, like many others along Alton Avenue, is not visible from that roadway its commercial viability is very limited. Areas such as this are typically developed as supportive commercial or warehouse type uses, offering those commercial service or support uses that do not require immediate access to the major roadway. These types of uses are often known as flex-space, and act as viable locations for repair shops, or various contractors. The property possesses approximately 325 feet of frontage along Alton Avenue and another 133 feet along Acme Street. Surrounding land uses and zoning include the following. To the west, across Acme Street, the property is designated CGC/CCG-2 and is developed as a home for veterans. To the south, across Alton Avenue, there are several parcels, all designated CGC/CCG-2 and include a retail strip center, with a pawn shop, an auto repair facility with outdoor storage and the Honda Dealership that also has outdoor display and storage. To the north, the Property abuts five parcels, all designated MDR/RMDA. These lots are developed with 4 single family dwellings, with two being rentals and two being owned by the occupants. It is worth noting that all of the properties, including the subject Property are within the Economically Distressed Area (EDA) of the City (Level 1) as depicted on the City's GIS.

The intended purpose of the rezoning is a flex space development, providing the ability to build structures like those approved in the 2011 PUD noted earlier in this report. The owners also have an immediate demand for storage of vehicles, which are intended as inventory for their car sales operations on Atlantic Boulevard. However, it is not the intent to permit the sale of vehicles, rather only the storage of such vehicles, awaiting their positioning at the dealership. Similarly, the owners would intend to permit storage of other equipment as well, being properly screened and limited. In effect this PUD is a hybrid of the Commercial Community General -1

(CCG-1), but severely reduces the allowable uses of that district, focusing on the supportive commercial activities.

The applicant has utilized the professional services of Michael Herzberg, AICP, in preparing this PUD request. No other professionals have yet been engaged. The Property is vacant, and the owner is proposing improvements upon approval. While the property does possess several large trees, the land itself has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit the development and operation of commercial activities within the commercial corridors, while maintaining an appropriate transition for the residential communities that adjoin them. By utilizing appropriate buffering and identifying specific commercial uses, the landowners are permitted a viable economic use and the community sees economic return on the land, without negative externalities. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a limited commercial development. All future development shall be in consonance with the goals and objectives of the CGC Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the intended uses and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached Conceptual site plan (Exhibit E) dated October 1, 2020 (the “Site Plan,”) which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Professional and business offices, buildings trades contractors with outside storage of materials and heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment, so long as the stored materials do not exceed 10 feet in height and equipment cannot exceed 20 feet in overall height.
- (3) Vocational, trade or business schools and similar uses.
- (4) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (5) Automobile Storage Yards
- (6) Retail plant nurseries including outside display, and landscape contractors requiring heavy equipment, but no mulching on property.
- (7) Personal property storage establishments
- (8) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, limiting outdoor storage to a maximum of 10 feet in height.

- (9) Service and repair of general appliances and small engines (provided that outside storage may not exceed 10 feet in height)
- (10) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (11) Bus, semi-tractor (but not trailer) or truck parking and/or storage.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

Permissible Uses: No other uses shall be permitted or permissible

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

- 1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: toward Honda Warehouse 0 feet (East Property Boundary)

Side: Abutting Residential 10 feet (North Property Boundary)

- 2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 50%
- 3. *Maximum height of structures:* Twenty-Five (25) feet.

B. *Ingress, Egress and Circulation.*

- 1. Vehicular ingress and egress shall be substantially as shown on the Site Plan and shall be subject to the review and approval of the City of Jacksonville.

C. *Signs.*

- 1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (20) twenty square feet in area and (10) ten feet in height may be permitted along Alton Avenue.

Illumination: external illumination only.

D. *Site Design and Landscaping.*

1. The development shall implement the trends along Alton Avenue, more specifically the Alton Avenue Professional Park, using the future buildings as additional buffering for the residential uses lying to the north. As these structures would be limited to 25 feet in height and must be located not closer than 10 feet to the northern boundary, the developer can then also implement the uncomplimentary buffer standards outlined in Part 12, of the Zoning Code, attempting to preserve, and protect the existing vegetative buffer that exists along that boundary, and supplementing it with fencing and any required additional plantings. Further, the applicants have identified the specimen Oak Trees that are located along the southern and western boundaries, adjacent to the Alton Avenue and Acme Street Rights of Way (ROW) and intend to promote their continued existence. Specifically, the Acme ROW is seventy feet wide, considerably wider than a typical right of way and it is unlikely that this roadway will ever be widened to utilize that area. Therefore, the PUD seeks to eliminate the internal and perimeter landscape areas, especially as these would be screened from the rights of way and of no value to the general public. Instead, the PUD would promote the continued existence of the majority of these trees, especially those along the rights of way, and would permit the developer to install the required landscaping in the City Rights of Way along both Alton Avenue and Acme Street. This relocation of the required landscape areas will provide additional buffering for the project and provide a park-like setting for the adjacent veterans and the traveling public along those corridors. The developer will be required to seek the requisite Hold Harmless and Revocable Permit for such installation.
2. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs, with appropriate cut-offs to provide security for the property.

E. *Building Orientation*

1. *General:*

Again, the applicant intends to utilize the existing building orientation as found along Alton Avenue to the east. The development shall implement the

required uncomplimentary buffer standards of the Zoning Code and the same shall be installed prior to any other development or use of the property. The buildings will then act to screen the residential areas while allowing the owners the ability to utilize their commercial property in a meaningful way. The developers will also utilize screening along the Acme Street frontage as well as the Alton Avenue frontage, in order to provide security to their property and to promote a sense of transition toward the residential community to the north.

F. Parking

1. Parking spaces shall be provided in connection with the proposed uses of the property as they exist at any given time. If the property is used as non-public vehicle use area or storage of inventory, the operator may park the vehicles as he deems appropriate. As the development becomes open to the public, being constructed as a flex space building and permitting retail operations, the parking spaces must be delineated as per the Zoning Code, Part 6, except for the landscape provisions as they will be relocated as noted above. It being the intent that required on-site parking is provided for all uses that operate on the property.
2. As noted above, the landscaping of the parking areas (perimeter and interior islands) will be eliminated in the VUA and all material and total areas of such landscaping will be relocated to the public rights of way as reviewed and approved by the Planning and Development Department.

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 use of an undeveloped commercial property within the commercial corridor of an Economically Distressed Area (Level 1). The specific design and development plan for this Property permits a viable use of the commercial property, while avoiding the creation of new externalities upon the adjoining properties.

The proposed zoning will act as a logical development plan, permitting a viable commercial use of the Property, in an intensely commercialized area, being consistent with the types of uses which extend along that portion of Alton Avenue. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses to the area and maintain the existing character to reduce externalities that would be associated with the typical development of the property for more intensive commercial uses. 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 broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited commercial use located along Alton Avenue and proximate to the uses found along the Atlantic Boulevard Corridor. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established intensive commercial uses and a sustainable and desirable development pattern on an infill location;

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

1. FLUE Objective 1.1
2. FLUE Policy 1.1.22
3. FLUE Objective 3.2
4. FLUE Policy 3.2.7
5. FLUE Objective 6.3

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 as well as the established uses in the vicinity.
- 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 use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is depicted on the Site Plan, dated October 1, 2020. These access points will be reviewed and approved by the City of Jacksonville, prior to any development.
- E. *External Compatibility/Intensity of Development.* The limitation of the commercial uses identified in the PUD are similar to, or less intensive than the activities occurring on properties in close proximity. Further, the implementation of the buffering both on-site and occurring in the City ROW's will ensure an appropriate transition to the residential communities, and uses in proximity.

- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along Alton Avenue.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The PUD will afford the users the ability to provide parking as required per code, for any use that is open to the public or has employees. In the event no such use occurs, the owner or operator shall have the ability to utilize the areas as necessary for inventory or storage. Loading and unloading can be accommodated on the property.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.