

WRITTEN DESCRIPTION
PEARL STREET PUD
June 10, 2021

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

Applicant proposes to rezone approximately 0.22 acres of property located at 0 Pearl Street North (RE# 044390 0000) as more particularly described in Exhibit 1 (the “Property”) from CN to PUD in order to permit Applicant to conduct a mobile car detailing service.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	CN	Vacant Lot
East	MDR	RMD-A	Single Family Dwellings
South	CGC	CN	Vacant Lot
West	CGC	CN	Vacant, Multi-Family Dwellings

- B. Project Name: Pearl Street PUD
- C. Project Agent: Roy Mosley
- D. Current Land Use Designation: CGC
- E. Current Zoning District: CN
- F. Requested Zoning District: PUD
- G. Real Estate Number: 044390 0000

II. QUANTITATIVE DATA

- A. Total Acreage: 0.22 acres.
- B. Total amount of land coverage of all buildings and structures: 0 acres

III. STATEMENTS

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

The Proposed PUD permits current CN uses along with allowing automated car washes and auto laundry by right and adding mobile car detailing services and manual car washes and uses permitted.

- 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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Multi-family residential vertically integrated with a permitted use on the ground floor.
4. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops.
6. Restaurants without drive-in or drive-through facilities.
7. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
8. Libraries, museums and community centers.
9. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
10. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
12. Employment office (but not a day labor pool).
13. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
14. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and

photography studios, and theaters for stage performances (but not motion picture theaters).

15. Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.
16. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
17. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.
18. Mobile Car Detailing Services
19. Manual Car Wash

B. Permissible Uses by Exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.
9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: 7,500 square feet, except as otherwise required for certain uses.
2. Minimum lot width: 75 feet, except as otherwise required for certain uses.
3. Maximum lot coverage: 50 percent
4. Minimum front yard: 10 feet
5. Minimum side yard: None
6. Minimum rear yard: 10 feet
7. Maximum height of structures: 35 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district.

B. Ingress, Egress and Circulation:

1. *Parking Requirements:* Employee parking will be provided on-site, along with one ADA compliant space.
2. *Vehicular Access.* Vehicular access to the Property shall meeting Part 6 of the Zoning Code.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of existing sidewalks along 19th Street West.

C. Signs: Signage shall be permitted as provided in the Part 13 Sign Regulations of the Zoning Code.

D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. A 10 foot uncomplimentary land use buffer will be provided along the eastern property boundary.

E. Recreation and Open Space: Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

F. Utilities: Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted according to local, state and federal requirements.

1. 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 in that:

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

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

- 1. Objective 1.1. Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- 2. Policy 1.1.8. Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- 3. Goal 3. To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- 4. Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.