

## WRITTEN DESCRIPTION

**NWC Normandy Blvd & Chaffee Rd PUD**  
**RE# 002064-0100, 002076-0000 & 002076-1000**  
**September 15, 2021**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 19.35 acres of property from CO and CCG-2 to PUD. The parcel is located in the northwest quadrant of Normandy Boulevard and Chaffee Road.

The subject property is currently owned by W T & L L Investments and Huntley Jiffy Asset Liquidation Trust, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently vacant. Surrounding uses include: CGC/CO to the north (vacant); CGC/CO to the east across Chaffee Road (vacant); GCG/CCG-2 to the south (vacant) and MDR/RMD-A to the west (vacant).

**Project Name:** NWC Normandy Blvd & Chaffee Rd PUD

**Project Architect/Planner:** Bohler Engineering

**Project Engineer:** Bohler Engineering

**Project Developer:** Wagner Property Group, LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 19.35

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** 119,800 s.f.

**Total amount of recreation area:** N/A

**Total amount of open space:** N/A

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all buildings and structures:** 119,800 s.f.

**Phase schedule of construction (include initiation dates and completion dates)**

Initiation 1 year      Completion 2 years

### III. USES AND RESTRICTIONS

#### A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry or manual car wash, mobile car detailing services, minor or major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder.
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business offices.
7. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
8. Hotels and motels.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
10. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
11. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
12. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4

13. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
14. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
16. Private clubs and night clubs.
17. Churches, including a rectory or similar use
18. Personal property storage establishments meeting the performance development criteria set forth in Part 4
19. Vocational, trade or business schools and similar uses
20. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
21. 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.
22. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
23. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, [Section 656.421](#) (Textile Recycling Bins).
25. Art galleries, museums, community centers, dance, art or music studios.
26. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
27. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
28. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4
29. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display

30. Filling or gas stations with convenience store, with or without car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation.
31. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

**B. Permissible Uses by Exception:**

1. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Billiard parlors.
4. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

**C. Limitations on Permitted or Permissible Uses by Exception:**

N/A

**D. Permitted Accessory Uses and Structures:**

See §646.403

**IV. STATEMENTS**

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

The PUD limits uses from usual Zoning Code application.

**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.**

All areas will be maintained by the owner.

**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:* 10 feet. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 15 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (7) *Maximum height of structures:* 60 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.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Normandy Boulevard and Chaffee Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) Two (2) double faced or two (2) single faced signs not to exceed two hundred (200) square feet in area and thirty-five (35) 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 eight (8) 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.
- (4) Directional signs shall not exceed four (4) square feet.

(5) One fifty (50) square foot monument sign fifteen (15) feet in height on each outparcel.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

**E. Utilities:**

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

**F. Recreation and Open Space:**

N/A.

**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.