

EXHIBIT D

PUD Written Description

Krispy Kreme at Merrill Road PUD
Revised 09-30-2013
City Development Number: _____

I. PROJECT DESCRIPTION

The subject property identified as Real Estate No.120466 0030 on Panel 7411 is comprised of approximately 1.33 acres and is located in the 7600 block of Merrill Road, between Kingstree Drive West and Wedgefield Boulevard, in Jacksonville, Florida. The site is undeveloped and is in a commercial/retail corridor along Merrill Road and Kingstree Drive West. The surrounding properties have been developed (auto parts store to the east, commercial and retail shopping center to the north, offices, multi-family and single-family to the west and single family to the south).

The Krispy Kreme at Merrill Road PUD will be developed as a sit down restaurant, with indoor and outdoor seating and drive through facilities containing a maximum of 2,600 square feet at a neighborhood scale for the use and benefit of the surrounding neighborhood. The commercial site will have a single tenant operating under the limitations of the Commercial Neighborhood (CN) zoning district and as amended by this PUD. The Krispy Kreme at Merrill Road will also function within the limits of the Neighborhood Commercial (NC) Future Land Use designation of the Comprehensive Plan.

The subject property will be developed by JDL Castle Corporation, the professional planner/engineers of record are Taylor and White, Inc., Architects of record are National Restaurant Designers Division of LMHT Associates.

II. USES AND RESTRICTIONS

A. Permitted Uses:

- a. As shown on the conceptual site plan (subject to change) as "EXHIBIT E", the property will contain a single building containing a maximum of 2,600 square feet, with indoor and outdoor seating, drive through facilities and sufficient parking generally consistent with "EXHIBIT E". A more detailed site plan shall be provided at the time of "Application for Verification of Substantial Compliance to a Planned Unit Development" as required. A description of the permissible uses by exception in the PUD is contained below in Part "C".
- b. All uses allowed by right in the Commercial Neighborhood (CN) zoning category including drive-through facilities.

B. Accessory Structures:

- a. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.
- b. Utility uses, (such as A/C units, lift stations and dumpsters may be placed within the setback if screened by fence and/or landscaping) in this PUD shall be consistent with the Commercial Neighborhood (CN) Zoning District.

C. Restrictions on Uses:

Permissible uses by exception.

- a. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

- b. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- c. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- d. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4 other than the Krispy Kreme Establishment.
- e. Drive-thru facilities in conjunction with a permitted or permissible use or structure except as approved in this Planned Unit Development other than the Krispy Kreme Establishment.
- f. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- g. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- h. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

III. DESIGN GUIDELINE

A. Lot Requirements:

- (1) Minimum lot area: N/A
- (2) Minimum lot width: N/A
- (3) Maximum lot coverage: (Building): 35%
- (4) Minimum front yard: (Building): 10 Feet
- (5) Minimum side yard: (Building): 10 Feet
- (6) Minimum rear yard: (Building): 10 Feet
- (7) Maximum height of structures: 25 Feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

- a. This PUD will maintain a minimum number of parking spaces per 656.604(d)(2). There is no restriction on the maximum number of parking spaces allowed.

(2) *Vehicular Access.*

- a. Vehicular access to the property will be from Merrill Road and Kingstree Drive West as shown on "EXHIBIT E". Access at Merrill Road will be a right-in/right-out. The maximum driveway width will be thirty six (36) feet and designed per the City of Jacksonville requirements.
- b. The southern meandering shared driveway was requested by the previous Councilman for this District in order to provide convenient access for the surrounding neighborhood to the other commercial properties along Merrill Road.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks where necessary along Kingstree Drive West where right of way is adjacent to Krispy Kreme property as shown on "EXHIBIT E".

C. Signs:

- a. Signage shall conform to the Krispy Kreme Family of signage and shall consist of the following signage package per "EXHIBIT J"; a primary pole sign of seventy (70) square feet, up to twenty three (23) feet in height, small directional signs, and multiple building signs. During the development of the site there may be placed miscellaneous directional and marketing signs. These temporary signs will meet the requirements of Section 656.1306 and 656.1307 of the City of Jacksonville Zoning Code.

D. Landscaping:

Tree Protection and Landscape Buffers: Landscaping will be designed in accordance with the regulations and provisions of Part 12, of the Zoning Code City of Jacksonville, applicable to commercial projects except as noted below:

- a. Required trees along the Merrill Road right-of-way and Kingstree Drive West right-of-way shall be allowed to be planted in other on-site areas in order to maintain safe site distance along Merrill Road and Kingstree Drive West and to avoid the existing overhead power lines.
- b. The "average perimeter buffer adjacent to public right-of-way" (north and west property line) will be ten (10) square feet per linear foot but in no case be less than eight (8) feet wide.
- c. The "average perimeter adjacent to complementary use" (east property line) will be five (5) square feet per liner foot, but in no case be less than five (5) feet wide.
- d. The existing "perimeter adjacent to uncomplimentary use" (south property line) is at ten (10) square feet per linear foot and will be kept as is.
- e. The "interior landscaping vehicle use area" will be ten (10) percent.

E. Recreation and Open Space:

- a. There is no recreation and open space required.

F. Utilities:

- a. Water will be provided by JEA.
- b. Sanitary sewer will be provided by JEA.
- c. Electric will be provided by JEA.

G. Wetlands:

- a. There are no wetlands on the property.

H. Retention:

- a. Stormwater will be designed in accordance with the surface water run-off requirements of the City of Jacksonville and St. Johns River Water Management District. A retention area of sufficient volume is shown on Exhibit "E".

I. Phasing:

- a. The project will be completed in One (1) phase.

J. Concurrency:

- a. The "Concurrency Reservation Certificate and Mobility Fee Calculation Certificate" applications have been submitted to the City of Jacksonville Concurrency Management Systems Office and is pending.

K. Lighting:

- a. Site lighting shall be designed and installed to direct downward and reflect back toward the subject property to prevent glare or excessive light on surrounding properties. Pole fixtures shall be flush mounted with full cutoffs. Light fixtures on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a Lighting Plan for the entire site, including fixture types and foot candle illumination, for review and approval by the Planning and Development Department as part of the "Application for Verification of the Substantial Compliance" submittal.

L. Construction Trailer:

- a. An on-site construction trailer will be allowed.

IV. DEVELOPMENT PLAN APPROVAL

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

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project design is in harmony with the General Purpose and Intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar communities in the area and the design and layout of the PUD:

- A. Provides a more desirable environment 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 allow the Krispy Kreme at Merrill Road PUD to provide a neighborhood restaurant with indoor and outdoor seating and drive through facilities at a neighborhood scale not allowed by Right or Exception under the current Commercial Office (CO) Zoning District for the enjoyment of the surrounding neighborhood;
- D. Will allow the Krispy Kreme at Merrill Road PUD to utilize their world recognized and accepted signage package (see Exhibit J) which is not allowed under the strict adherence in the Commercial Office (CO) Zoning District;
- E. Will promote the purposes of the City of Jacksonville 2010 Comprehensive Plan;
- F. Allows for an effective use of land, resulting in lower development cost;
- G. Provides an environment that is characteristic of the surrounding areas;
- H. Supports the retention of property values by providing need and support for the surrounding area;

VI. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.
- B. Consistency with Concurrency and Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO), and it has been assigned City Development Number.
- C. Allocation of Residential Land use.
- D. Internal Compatibility/Vehicular Access.

- E. External Compatibility/Intensity of Development.
- F. Recreation/Open Space.
- G. Impact on Wetlands.
- H. Listed Species Regulations.
- I. Off-Street Parking & Loading Requirements.
- J. Sidewalks, Trails, and Bikeways.
- K. Stormwater Retention.
- L. Utilities.