

Written Description
July 30, 2018
Revision #1 October 17, 2018
Revision #2 January 7, 2019

I. **Project Description**

- a. Circle K is proposing to re-develop their existing site, and as part of this re-development will be acquiring approximately 1.78-acres from the adjacent Home Depot site. Circle K's existing site, (RE# 165266 0000) is currently zoned CGC-1 (±0.73-acres); while the ±1.78-acre portion of property to be acquired from Home Depot (RE# 165266 0055, PUD 2012-0288), is zoned PUD. This PUD Amendment Application proposes to consolidate the unlike zonings of the two combined parcels. The proposed redevelopment of the Circle K site will consist of a ±5,314 SF convenience store and a ±1,489 SF car wash with associated parking, utilities, and stormwater management facility.
- b. Project Name: Circle K #2721137 – Jacksonville (Atlantic & Girvin)
- c. Project Architect: Hartley Purdy Architecture, Inc.
1711 North Himes Ave.
Tampa, FL 33607
- d. Project Engineer: Wolverton, Inc.
7 East Congress St. Suite 306
Savannah, GA 31401
- e. Project Developer: Circle K – South Atlantic Division
215 Pendleton St.
PO Box 2149
Waycross, Georgia 31502
- f. Current Land Use Designation: Community General Commercial (CGC)
- g. Current Zoning District: CGC-1 & PUD
- h. Requested Zoning District: PUD
- i. Real Estate Numbers: 165266 0000, 165265 0055

II. Quantitative Data

- a. Total Acreage: ±2.51 AC
- b. Total Number of Dwelling Units: None
- c. Total Amount of Non-residential Floor Area:
 - i. Convenience Store: ±5,314 SF
 - ii. Car Wash: ±1,489 SF
 - iii. Fueling Canopy: ±7,776 SF covered area underneath the fueling canopy with 10 MPDs and 20 fueling positions
 - iv. Dumpster Enclosure: ±288 SF
- d. Total Amount of Recreation Area: None
- e. Total Amount of Open Space (Pervious Area): ±1.05 AC
- f. Total Amount of land coverage:
 - i. Buildings and structures: ±0.34 AC
 - ii. Vehicular use area: ±1.12 AC
- g. Phase schedule of construction (include initiation dates and completion dates):
 - Circle K Construction start date: Approx March 2019
 - Circle K Construction end date: Approx September 2019

III. Statements

- a. In order to consolidate the ±0.73 AC of the current Circle K site with the ±1.78 acres of the existing Home Depot PUD for redevelopment, the City of Jacksonville has required the current PUD to be amended. The proposed amended PUD will follow the zoning code for CGC-1 and those requirements listed within the Home Depot PUD 2012-0288.
- b. After construction of the proposed development, the Circle K will continue to function as a convenience store with fueling, and addition of a car wash. All property within the consolidated development will be owned, operated, and maintained by Circle K.

IV. Uses and Restrictions

- a. Permitted Uses: Permitted uses and permissible uses by exception shall be those allowed in the CCG-1 zoning district as per the provisions of the Jacksonville Zoning Code.

V. Design Guidelines

a. Lot Requirements:

- i. The minimum lot area, minimum lot width, maximum lot coverage, building height, and minimum yard requirements shall be as set forth in the current CCG-1 zoning district as per the provisions of the Jacksonville Zoning Code.

b. Ingress, Egress, and Circulation:

- i. Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code with the provision there will be no restrictions on the maximum number of parking spaces.
- ii. Vehicular Access Code:
 - 1. Access to the site shall be off of both Atlantic Boulevard and Girvin Road frontages as shown on the site plan. The property may also be accessed through the Home Depot property. The final location of all access points is subject to the review and approval of the Transportation Planning Division.
 - 2. 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.
- iii. Pedestrian Access:
 - 1. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
 - a. Sidewalks will provide access from Girvin Rd.

c. Signs:

- i. One (1) 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 monument style or as otherwise approved by the Planning and Development Department, not to exceed 50 feet in height.
- ii. 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.
- iii. Directional signs shall apply to the City of Jacksonville Zoning Code.

d. Landscaping:

- i. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code with the following provisions.
 1. The site will provide 8-foot-wide landscape yards along the Atlantic Blvd. and Girvin Rd frontages.
 2. The rear landscape yard will have a width of 5 feet.
 3. Due to cross access potential and shared parking, the western property line will not include a landscape yard, but will provide approximately ±1,090 SF of new isolated internal landscape islands.

e. Recreation and Open Space: N/A

f. Utilities

- i. The property will be served by the Jacksonville Electric Authority for water, power, and sewer.

g. Wetlands:

- i. Wetlands impacts 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.

I. **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.

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

PUD Name

Circle K Jacksonville (Atlantic & Girvin)

Land Use Table

Total gross acreage	2.51 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	2.03 Acres	81 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.48 Acres	19 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	14,322 Sq. Ft.	13 %