

PUD Written Description

North Jacksonville Industrial PUD

August 31, 2018

RE#019449-0000 (portion)

DESCRIPTION OF PLANS

The Applicant proposes to rezone 66.30± acres (the "Property") to Planned Unit Development (PUD) to allow for the development of a project known as North Jacksonville Industrial PUD. The property is located north of I-295 and west of Lem Turner and Newcomb Roads. The site is currently subject to the provisions of a PUD approved in 2014 (Ordinance 2013-648-E) and a small portion of the Property is subject to a PUD approved in 2005 (Ordinance 2005-543-E). The purpose of this updated PUD is for a Solar Farm as a permitted use within the Property and to allow for access from Newcomb Road as described herein.

I. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

The Property is intended to be developed as a Solar Farm consistent with the current Industrial Light (IL) zoning category as set forth in the Jacksonville Code of Ordinances and as modified herein. The Property will comply with all IL development restrictions.

A. PERMITTED USES AND RESTRICTIONS

The 2030 Comprehensive Plan Future Land Use Map (FLUM) designations for this Property are Light Industrial (LI) and a small portion of Low Density Residential (LDR). The current zoning is PUD. The purpose of the application for a PUD to PUD modification is to allow for a Solar Farm use which is consistent with the LI and LDR FLUM categories of the **2030** Comprehensive Plan, as applicable. The Property is subject to existing PUD's 2013-648-E and 2005-543-E.

Permitted Uses

The permitted uses on the Property shall be as follows:

Permitted uses and structures

- (1) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (2) Solar Farm or Photovoltaic Generation System.

Permitted uses and structures on the Property in the event that no Solar Farm is constructed are as follows:

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, lithography, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments ancillary to the industrial and distribution center use, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, restaurants.
- (6) Restaurants, (regulated by DBPR Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
- (7) Vocational, technical, trade or industrial schools and similar uses.
- (8) Medical clinics.
- (9) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (10) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (11) Bulk storage yards, (but not concrete batch mixing plants).
- (12) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (13) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is part.
- (14) Banks, including drive-thru tellers.
- (15) Retail sales of heavy machinery, farm equipment and building materials including outside display.

Permitted accessory uses of the Property:

- (1) Permitted accessory uses of the Property shall be allowed as set forth in Section 656.403 of the City's Ordinance Code.

Permissible uses by exception.

- (1) None requested at this time.

Minimum lot requirements (width and area). None.

Maximum lot coverage by all buildings. None.

Minimum yard requirements. None.

Maximum height of structures. Fifty feet (50').

Parking and Loading Requirements

The PUD shall be subject to the requirements of the City of Jacksonville Zoning Code Part 6; except, there are no minimum parking requirements for the Solar Farm use.

Access, Internal and External Road Activities

Access, internal and external road activities and other traffic approvals shall be as shown on the conceptual site plan. As shown on the conceptual site plan, the access and utilities to the Property shall be provided from Newcomb Road via an access and utilities easement through the adjacent property to Newcomb Road as generally shown on the conceptual site plan. Project access from Newcomb Road to the Property shall be limited to Solar Farm construction, maintenance, and operations, together with emergency access and utilities access for the Property and the adjacent Property as shown on the conceptual site plan. The final design of the access location, internal and external road activities shall be subject to the review and approval of the Planning Department. This PUD approves the following waiver as permitted by Section 656.133(d) of the City of Jacksonville Zoning Code.

Waiver for Minimum Street Frontage. As described above, access and utilities to the Property will be provided by an access and utilities easement through the adjacent property to a public street that will be provided to accommodate the needs of the Solar Farm. The Solar Farm use is a low generator of daily traffic, once the construction and installation activity is completed. There are no buildings or permanent employees associated with the Solar Farm. For this reason, it is not necessary or practical to provide the minimum required street frontage to the Property. The Property will not be subdivided and the waiver for street frontage will not diminish property values nor alter the essential character of the surrounding area. Adequate vehicular access to the Property will be accomplished through an easement to Newcomb Road.

B. DEVELOPMENT STANDARDS

Retention

If required, stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

C. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

Tree Protection and Landscape Buffers

The PUD shall be subject to the requirements of the City of Jacksonville Zoning Code Part 12, except as modified herein. The Solar Farm use is exempt from the requirements of Part 12 of the Zoning Code, specifically perimeter landscape requirements; except that all Zoning Code and City Charter tree protection and mitigation requirements shall be satisfied. However, a landscape buffer at least 14 feet in width including a visual screen of at least 6 feet in height and 85 percent opacity shall be required along the eastern property boundary of the PUD.

Signage

The number, location, height and size of general signage on the Property shall be in accordance with the Sign Ordinance of the City of Jacksonville for the current IL Zoning District.

Lighting

All light fixtures, including security lighting, shall be cutoff fixtures and should be incorporated as an integral design element that complements the design of the building and project through its design style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above the horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half footcandle where adjacent to residential areas or rights-of-way, and one footcandle where adjacent to nonresidential uses. A lighting plan showing the photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance to the PUD.

D. 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.

E. INTENSITY OF DEVELOPMENT

Proposed Use

The proposed PUD is an industrial development to accommodate a Solar Farm as depicted on the conceptual site plan.

Availability of Utility Services

All utilities are available for the proposed PUD.

Access to and Suitability of Transportation Arteries

The proposed PUD is located in the vicinity of Lem Turner Road and I-295 at the western end of Newcomb Road. The proposed Solar Farm is projected to have a minimal traffic impact on the surrounding roadway network.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

1. The PUD conforms to the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

The PUD allows for an efficient use of land in an industrial-sized photovoltaic generation system and is substantially buffered from all incompatible uses. Provides for public benefit and purpose through development of a photovoltaic generation system for the production of electricity for local utility providers.

EXHIBIT F

PUD Name: North Jacksonville Industrial PUD

Land Use Table

Total gross acreage	66.30 Acres	100%
Amount of each different land use by acreage		
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	53.62 Acres	80.87%
Other land use		
Active recreation and/or open space	0	
Passive open space	12.68 Acres	19.13%
Public and private right-of-way		
Maximum coverage of buildings and structures		80.87%