

# **Exhibit D**

## **WRITTEN DESCRIPTION**

### **LOVE'S TRAVEL STOPS - BALDWIN PUD**

March 26, 2019

#### **I. PROJECT DESCRIPTION**

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

The 17.21 acre site is located at the northwest interchange of Interstate 10 and US Highway 301 and contains a single-family home. Surrounding uses include various agricultural uses to the north and west as well as a few scattered single-family homes and mobile homes to the north and west. Across I-10 on the west side of US 301 are two truck stops similar to the one being proposed in this application.

The requested commercial development proposes a complete services Love's Travel Center and Truck Stop with separate fueling areas for semi-trucks and general gasoline/diesel pump stations as well as major convenience store/trucker service center, truck repair/maintenance facility, and truck scale weighing facility as shown on the attached Exhibit E Site Plan. Three separate entrances to the site from proposed New Brandy Branch Road are proposed - One 24-foot wide entrance driveway from New Brandy Branch Road on the eastern end of site for general gasoline/convenience store/restaurant facilities and two driveways for trucks from New Brandy Branch Road near the center of the site, consisting of a split 25' entrance and 36' wide exit drives, and the western end of the site, consisting of a 36' wide entrance/exit drive, as shown on the Exhibit E Site Plan. A total of 190 onsite parking spaces are indicated on the site plan. Structural site improvements include a 17,100 square foot convenience store and restaurant, a 9,600 square foot Tire Shop, and approximately 11,675 square feet of canopy over pump stations. A 4 acre retention pond with an aerator fountain centrally located is indicated on the site plan on the western and southwest portion of the site.

The proposed site compactor will be located immediately northwest of the convenience store. It will be screened from public view by a 6-foot privacy fence and secured gate located on concrete pad.

- B. Project Name: Love's Baldwin Travel Stop
- C. Project Architect/Planner: Adkinson Engineering, P.A.
- D. Project Engineer: Adkinson Engineering, P.A.

- E. Project Developer: Love's Travel Stops and Country Shops Inc.
- F. Current Land Use Description: Community/General Commercial (CGC) and Agriculture IV (AGR-IV)
- G. Proposed Land Use Description: Community/General Commercial (CGC) and Agriculture IV (AGR-IV)
- H. Current Zoning District: Planned Unit Development (PUD)
- I. Requested Zoning District: Planned Unit Development (PUD)
- J. Real Estate Number(s): 000884-0000

## **II. QUANTITATIVE DATA**

- A. Total Acreage: 17.21 acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 26,700 square feet
- D. Total amount of recreation area: 0 acres
- E. Total amount of open space: 3.55 acres
- F. Total amount of public/private rights-of-way: 0 acres
- G. Total amount of land coverage of all buildings and structures: 38,615 square feet maximum (2 canopied pump station areas, convenience store, restaurant and tire shop building).
- H. Phase schedule of construction (include dates and completion dates): Initiation of construction within 1 year of PUD approval and completion within 2 years of PUD approval.

## **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code? This proposed PUD will expand allowable commercial uses which are consistent with other commercial developments in the area and which buffer proposed uses from adjoining residential uses to the north and the west. Through this PUD, the proposed uses are allowable within both existing land use categories of AGR(iv) and CGC.

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. Not Applicable

#### IV. USES AND RESTRICTIONS

A. Permitted Uses: The following uses are proposed through this PUD to be included for potential site development:

- 1) A typical truck stop with typical ancillary activities which include: sales of gas, oil and diesel for automobiles, trucks of all types, and travel RVs; maintenance/repair of trucks; wash station and weight scales for trucks and trailers; 190 parking spaces; restaurant and other inside food services; short-term sleeping quarters and television lounge; and general convenience store sales including beer and wine for off-premise consumption.
- 2) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: No uses are identified as permissible uses by exception:

C. Limitations on Permitted or Permissible Uses by Exception: Not Applicable

D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as set forth in Section 656.403.

E. Restrictions on Uses: Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the property.

#### V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None, except as otherwise required for certain uses.
- (3) *Minimum lot coverage:* None, except as otherwise required for certain uses.
- (4) *Minimum front yard:* 20 Feet
- (5) *Minimum side yard:* 10 feet; where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

(6) *Minimum rear yard:* 10 feet

(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. There may be shared parking between individual parcels subject to the review and approval of the Planning and Development Department.

(2) *Vehicular Access:*

- a. Vehicular access to the Property shall be by way of a newly built New Brandy Branch Road with two 36-foot wide entrance driveways for mainly truck/trailer traffic and a 24-foot wide entrance road for the convenience store and regular gas service as substantially shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division. Three separate entrances to the site from proposed New Brandy Branch Road are proposed - One 24-foot wide entrance driveway from New Brandy Branch Road on the eastern end of site for general gasoline/convenience store/restaurant facilities and Two driveways for trucks from New Brandy Branch Road near the center of the site, consisting of a split 25' entrance and 36' wide exit drives, and the western end of the site, consisting of a 36' wide entrance/exit drive, as shown on the Exhibit E Site Plan.
- b. 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.

(3) *Pedestrian Access*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and zoning requirements.

C. Signs:

(1) Signage shall be provided in accordance with applicable code requirements including Part 13 of Chapter 656 of the Zoning Code. A major Pylon sign is proposed in the southwest corner of the site along I-10. Ground signage along New Brandy Branch Road shall be limited to one (1) pylon-style sign, not to exceed twenty-five (25) feet in height and 175 square feet in area.

- (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 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) Four (4) Directional signs along New Brandy Branch Road, not exceeding 18 square feet and seven (7) feet in height per sign, are permitted. Other Directional signs shall not exceed four (4) square feet in area and four (4) feet in height.
- (5) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.

D. Landscaping:

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Suitable landscaping for buffering will be provided along the south side of Brandy Branch Road and along the western property line to screen adjoining uses in the Agriculture IV areas.

Along the western property line an eight (8) foot high, 100% opaque vinyl fence and an evergreen screen consisting of 2.5 inch caliper, 25 gallon, Florida No. 1 tree spaced 10 feet on center, shall be planted. Permitted trees include Southern Magnolia, Magnolia Grandiflora; Southern Red Cedar, Juniperus Silicola; Nellie Stevens Holly, Ilex "Nellie R. Stevens"; and Leyland Cypress, Cupressocyparis Leylandii.

Along the northern property line for a distance of 500 feet from the west property line excluding any driveway openings, (fence and trees shall be setback 15 feet from the right of way) an eight (8) foot high, 100% opaque vinyl fence and an evergreen screen consisting of 2.5 inch caliper, 25 gallon, Florida No. 1 tree spaced 10 feet on center, shall be planted along the northern property line. Permitted trees include Southern Magnolia, Magnolia Grandiflora; Southern Red Cedar, Juniperus Silicola; Nellie Stevens Holly, Ilex "Nellie R. Stevens"; and Leyland Cypress, Cupressocyparis Leylandii.

E. Recreation and Open Space: None

F. Utilities

Water will be provided by Town of Baldwin Utilities.  
Sanitary Sewer will be provided by Town of Baldwin Utilities.  
Electric will be provided by JEA.

#### G. Wetlands

The site does not presently contain any Wetlands.

#### H. Lighting

- (1) All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty (30) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
- (2) The developer shall mount light fixtures on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

### **V. 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 the existing and proposed uses within the Property, and showing the general layout of the overall Property.

### **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATIONS 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 Baldwin community.

- A. Is more efficient than would be possible through strict application of the Zoning Code.

The PUD binds the Applicant and successors to this Written Narrative and the Site Plan; the proposed uses in the PUD’s Written Narrative for various commercial uses insures more control of the less desirable commercial uses which would be incompatible for the surrounding area; the PUD also provides for site-specific requirements including buffering, controlled ingress-egress and signage requirements.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.

As proposed in the Site Plan and Written Narrative, the proposed uses for the development will be compatible with similar commercial uses along US 301 in the vicinity of the proposed site.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The property is currently split with two land use categories – approximately 15% is Community/General Commercial (CGC) on the east end of the site along US 301 and the remaining 85% on the western end of the site is Agriculture (iv) along north side of Interstate 10 as classified as such in the 2030 Comprehensive Plan’s Transportation Element. This PUD rezoning application intends to be compatible with current land use categories. This PUD proposes various portions of permissible uses and permissible uses by exception found in the CCG-1 district which will complement surrounding land uses and zoning districts along US 301 and Brandy Branch Road. The project site is located within the Rural Area.

*Future Land Use Element*

*CGC - RURAL AREA USES*

The uses provided herein shall be applicable to all CGC sites within the Rural Area.

*Principal Uses*

Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD when within the defined proximity of an existing transit station.

*COMMUNITY/GENERAL COMMERCIAL (CGC)*

*CGC - GENERAL INTENT*

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an

existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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.

Policy 1.1.8: Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

Policy 1.1.10: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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.

Policy 3.1.3: Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.



Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

AGRICULTURE (AGR) (i) – (iv)  
AGR - GENERAL INTENT

Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities or as a component of Rural Villages where uses are clustered to limit their impact on surrounding character.

Parcels were placed in Agriculture (i), (ii), (iii), or (iv) based on their size at the time of adoption of the 2010 Comprehensive Plan (September 21, 1990) as follows:

- (i) Lots of record of 640 acres (section) or more in size at the time of adoption of the 2010 Comprehensive Plan;
- (ii) Lots of record of 160 acres (1/4 section) up to but not including 640 acres (section) in size at the time of adoption of the 2010 Comprehensive Plan;
- (iii) Lots of record of 40 acres and up to but not including 160 acres at the time of adoption of the 2010 Comprehensive Plan.
- (iv) Lots of record or contiguous lots of record under common ownership up to but not including 40 acres which were existing at the time of adoption of the 2010 Comprehensive Plan.

Landowners who wish to demonstrate that their land should have been placed in a different AGR category than that shown on the Future Land Use Map will need to provide documentation to the satisfaction of the Planning and Development Department that a parcel was of legal record as of September 21, 1990, or in the case of AGR (iii) or AGR (iv), that contiguous parcels were not in common ownership.

AGR - GENERAL USES

The uses provided herein shall be applicable to all AGR sites in all Development Areas.

Principal Uses

Single-family dwellings; Farming; Horticulture; Forestry and logging; Storage, processing and wholesale distribution of farm supplies and products; Raising of farm animals and poultry; Dude ranches; Riding academies; Game preserves; Bird sanctuaries; Fish hatcheries and refuges; Watersheds; Reservoirs; Control structures and wells; Retail outlets for live plants, fruit and vegetables, feed, fertilizer and farm supplies; Animal hospitals; Veterinary clinics; Animal boarding places; Dog kennels; Resource based activities, such as conservation, recreation, and mining activities; renewable energy facilities and uses, such as wind and solar farms; and Marinas meeting the siting criteria of the Conservation/Coastal Management Element.

Other non-resource based uses may be permitted provided they meet the following criteria:

The provision of the facilities and services is in conformity with the provisions of this and other elements of the 2030

Comprehensive Plan;

The use meets all local, State and federal regulatory requirements and performance standards;

The location, scale, and design of the facilities are compatible with agricultural and rural activities;

The use does not attract urban sprawl, spin-off urban development or may not be a desirable activity in the urban

Development Areas because of external impacts on adjacent lands. Such uses include racetracks, solid waste management facilities including sludge disposal, power plants, major utility lines, airport, airstrips, prisons, slaughter houses, radio and television station antennas.

#### Secondary Uses

Race tracks; Sawmills; Bait and tackle shops; Commercial hunting and fishing camps; Truck stops and similar other supporting commercial uses; Sale and service of alcoholic beverages in conjunction with a permitted activity; Churches and places of worship; Public facilities including schools; and Home occupations.

#### CONCLUSION ON COMPATIBILITY

The proposed site is compatible with the 2030 Comprehensive Plan relative to location within the Rural Area with regard AGR(iv) secondary uses and CGC Land Use categories found presently on the site.