

WRITTEN DESCRIPTION

Wheel House at W.M. Davis PUD
RE# 167452-6000, 167736-0000, 167736-0100, 167736-0100
March 12, 2019

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 7.21 acres of property from RR-ACRE, RMD-A, PBF-1 to PUD. The parcel is located on the north side of William Davis Parkway, west of San Pablo Road.

The subject property is currently owned by Estuary, LLC and City of Jacksonville, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently vacant. The site is currently the subject of a companion FLUM application from MDR, RR and PBF to CGC. Surrounding uses include: LDR/PUD to the north (single-family); LDR/PUD (single-family) and RPI/CO (office) to the east; PBF/PUD to the south across William Davis Pkwy. (Mayo Clinic) and RPI/PUD (single family) and CGC/CO (office/parking) the west across San Pablo Road.

Project Name: William Davis Pkwy. Private Garage Condos PUD

Project Developer: Wheelhouse Storage, LLC

II. QUANTITATIVE DATA

Total Acreage: 7.21

Total number of dwelling units: N/A

Total amount of non-residential floor area: 105,000 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: 105,000 s.f.

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

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A.1. Permitted Uses and Structures (Parcel 1):

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses
- (4) Commercial indoor recreational or entertainment facilities
- (5) Art galleries, museums, dance, art or music studios
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4
- (8) An establishment or facility which includes the retail sale and service of liquor, beer or wine for on-premises consumption in conjunction with a restaurant
- (9) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
- (10) Personal property storage establishments meeting the performance development criteria set forth in Part 4
- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (12) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
- (13) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4
- (14) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption
- (15) Service garages for minor or major repairs
- (16) Auto laundry or manual car wash
- (17) Retail sales of new or used automobiles

- (18) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4
- (19) Service and repair of general appliances and small engines
- (20) Private automobile/vehicle garage condominiums and associated commercial/retail services
- (21) Ambulance Depot

A.2. Permitted Uses and Structures (Parcel 2):

- (1) Private automobile/vehicle garage condominiums and associated commercial/retail services
- (2) Service garages for minor or major repairs
- (3) Auto laundry or manual car wash
- (4) Retail sales of new or used automobiles
- (5) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4
- (6) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4
- (7) Commercial retail sales and service establishments
- (8) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

B. Permitted accessory uses and structures: See Section 656.403.

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. 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.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of William Davis Parkway, 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.
 - 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.

C. Signs.

- (1) Each parcel (1 and 2) shall be allowed two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and fifteen (15) 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.

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.

PUD Name

Wheel House at W.M. Davis PUD

Land Use Table

Total gross acreage	7.21 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	6.38 Acres	88 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.83 Acres	12 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	105,000 Sq. Ft.	33.4 %