

WRITTEN DESCRIPTION

Normandy Commercial & Storage PUD

February 28, 2019

1. PROJECT DESCRIPTION

The subject Property (RE #: 009067-0100) is located in the Suburban area of the City and abuts Normandy Boulevard, which is classified as a Principal Arterial Roadway according to the City's 2030 Comprehensive Plan.

The site is currently designated LDR on the future land use maps but is currently zoned CCG-2. The property is currently developed and utilized as a contractor's office. It is unclear as to how the property was assigned an intensive zoning district but left with a residential land use category.

The subject Property encompasses approximately 3.4 acres of land and includes several metal buildings used as offices and storage for contracting equipment. All permitted structures were erected between 1984 and 1987, predating the adoption of the City's Comprehensive Plan and amended Zoning Code. Given the use and applicable zoning it would appear that the parcel had been zoned CHT prior to the Comprehensive Plan, and provided an incompatible land use as the architects of the plan were uncertain of the trend in the area. The use is currently lawfully non-conforming due to this inconsistency between the zoning and land use designation.

Surrounding land uses and zoning districts include CGC/CCG-2 to the west, LDR/RR to the east and LDR/PUD to the north. To the south, across Normandy Boulevard is the Herlong Airport, designated PBF/PBF-3. Again, this property was developed long prior to the residential communities that exist to the north and east. That development was approved in 2001 under a PUD that permitted up to 298 single family dwellings over a 137-acre property. Lot sizes ranged from 60 to 80 feet in width. Construction of this development (Pinecrest) commenced in 2002 and it was 2004 before that development showed signs of extending west toward this Property. Thus, the current operations associated with this Property have continued for over 18 years prior to the residential encroachment upon the subject site.

The subject site is not unique and does not exhibit any natural features of significance. As stated earlier, this PUD differs from the conventional zoning in that maximum building heights are reduced, signage is limited, and specific uses are eliminated, while permitted uses are broadened to permit flexibility to the landowner.

As of the date of this application the owner, Willis Contractors, LLC., has utilized the professional services of Mr. Chris Hagan. No other professionals have been hired at this time.

II. QUANTITATIVE DATA

The subject property encompasses approximately 3.4 acres and is developed as of the date of this PUD.

III. USES AND RESTRICTIONS

A. Permitted Uses

- (1) Commercial Retail Sales and Service Establishments.
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (8) Hotels and motels.
- (9) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (10) Bus, semi-tractor (and trailer) or truck parking and/or storage.
- (11) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.

- (14) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (15) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (16) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (17) Private clubs.
- (18) Churches, including a rectory or similar use.
- (19) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (20) Vocational, trade and business schools.
- (21) Banks, including drive-thru tellers.
- (22) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (23) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- (24) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

(B) Permitted accessory uses. See [Section 656.403](#).

(C) Permissible uses by exception.

- (1) Day labor pools.
- (2) Crematories.
- (3) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (4) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (5) Automobile storage yards.
- (6) Schools meeting the performance standards and development criteria set forth in Part 4.
- (7) Manual car wash.
- (8) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The rezoning to PUD will permit an appropriate relation between the functional land use category and the designated zoning, while providing certainty to the area residents about the future of the subject Property. The PUD will serve to recognize the longstanding operations on the Property while providing details and appropriate buffering for surrounding properties.

The subject property will be operated and maintained by its owner or owners.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage: None, except as otherwise required for certain uses.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 5 feet
7. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 5 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
8. Maximum height of structures: Fifty (50) feet

B. Signs

1. *Overall development:* One (1) freestanding signs will be allowed along the Normandy Boulevard street frontage.

- (a) Style: Signs may be pylon or monument.
- (b) Maximum height: 50 feet, including project identification.
- (c) Maximum sign face area: 200 square feet,
- (d) Illumination: Internally or externally illuminated.

2. *Wall signs:* Wall signs will be permitted on every face of buildings Which abuts public right-of-way.

- (a) *Maximum sign face area:* Ten percent (10%) of the surface area of the wall on which the sign is located (or ten percent (10%) of the occupancy frontage.
- (c) *Illumination:* Internally illuminated.

C. Landscaping

1. Except as otherwise approved by the Planning and Development Department, all parcels and sub-parcels shall be landscaped and maintained by the owners thereof in accordance with Chapter 656, Part 12 of the Zoning Code.

D. Illumination

Lighting for parking lot and storage areas shall be appropriately shielded to minimize trespass lighting and skyglow effects.

E. Vehicular and Pedestrian Access

Connection locations for vehicular access shall be permitted as depicted on the Site Plan. Pedestrian circulation shall be provided in accordance with the City of Jacksonville 2030 Comprehensive Plan.

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 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 growing commercial areas of the near westside.

A. The PUD is more efficient than would be possible through strict application of the City of Jacksonville Land Use Regulations.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area as well as the marketability of the community.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan for CGC land use.

VIII. PUD REVIEW CRITERIA

A Consistency with Comprehensive Plan. According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is in the process of being amended to match the existing CCG-2, commercial zoning, which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.

B. Consistency with the Concurrency Management System. The Property Will be developed in accordance with the rules of the City of Jacksonville Mobility and Concurrency Management System Office (CMMSO).

D. Internal Compatibility/ Vehicular Access. The PUD is intended to ensure the suitability and sustainability of the site for commercial users.

E. *External Compatibility/Intensity of Development.* This project allows for commercial and residential uses in keeping with nature of the Normandy Boulevard corridor and other development along the heavily traveled roadway abutting the site. All adjacent uses are compatible with respect to this Property and it's long standing commercial operations.

F. *Recreation/ Open Space.* Usable open spaces, plazas, and recreation areas will be available as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.

H. *Listed Species Regulations.* No listed species exist on the property. .

I. *Off-Street Parking and Loading Requirements.* Unless otherwise agreed to by Planning and Development Department, development of the property will comply with the city's off-street parking and loading requirements set forth in Part 6 of the City of Jacksonville Zoning Code.

J. *Sidewalks, Trails, and bikeways.* Sidewalks will be provided and are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

L. *Utilities.* JEA will provide all utilities.

IX. GOALS AND POLICIES

Specifically, the PUD complies with the Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial area in order to achieve an integrated land use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.

POLICY 3.2.2. - The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.