

**PUD WRITTEN DESCRIPTION  
COLLINS TOWN CENTER PUD**

**April 8, 2019**

**I. PROJECT DESCRIPTION**

A. Harmony Farms of Jacksonville, LLC (“Applicant”) proposes to amend the existing planned unit development for the Collins Town Center adopted pursuant to Ordinance 2008-778 (the “Existing PUD”) to include personal self storage facilities (the “Proposed Use”) as a permitted use on the 1.90 acre Property listed at the intersection of Parramore Road and Parramore Court (RE# 016518 0475, the “Property”). The Proposed Use will be consistent and compatible with the broad range of uses permitted under the Existing PUD.

The properties to the north, east, south, and west of the Property are all within the CGC land use category and zoned PUD pursuant to the Existing PUD. The existing development is as follows: (i) Parramore Road and vacant outparcels some of which are slated for hotel development to the north; (ii) Parramore Road and Parramore Court, vacant outparcel slated for hotel development and retention to the east; (iii) retention to the south, (iv) Costco Wholesale to the west.

This PUD adds the Proposed Use as a permitted use, waives the minimum two (2) acre requirement for the Proposed Use established pursuant to Part 4 of the Zoning Code, and establishes a parking ratio that is appropriate for the Proposed Use. In all other regards, this PUD is identical to the Existing PUD.

- B. Project name: Collins Town Center PUD.
- C. Project engineer: Casto.
- D. Project agent: Driver, McAfee, Peek and Hawthorne, P.L.
- E. Current land use designation: CGC.
- F. Current zoning district: PUD pursuant to Ordinance 2008-778.
- G. Requested zoning district: PUD.
- H. Real estate numbers: RE# 016518 0475.

**II. QUANTITATIVE DATA**

- A. Total acreage: 1.90 acres.
- B. Total amount of non-residential floor area: 116,000.00 square feet.

### **III. STATEMENTS**

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD:

- Adds the Proposed Use as a permitted use.
- Waives the two (2) acre minimum lot size requirement established in Part 4 of the Zoning Code for the Proposed Use.
- Establishes a requirement for one (1) spaces per six thousand (6,000) the self storage use.

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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### **IV. USES AND RESTRICTIONS**

A. Permitted uses shall be as provided in Section 2.3 of the Existing PUD with the following addition:

1. Personal property storage facility (which shall not be subject to a two (2) acre minimum lot area requirement).

B. Permitted accessory uses and structures shall be as provided in Part IV of the Existing PUD.

C. Restrictions on permitted uses shall be as provided in Part V of the Existing PUD.

### **V. DESIGN GUIDELINES**

A. Lot requirements:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum lot coverage: None.
4. Minimum front building setback: Twenty (20) feet.
5. Minimum side building setback: Zero (0) feet.
6. Minimum rear building setback: Zero (0) feet.
7. Maximum height of structures: One hundred twenty (120) feet, subject to the following qualifications:

- a. The maximum height limit does not apply to spires, significant entrance features, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitation, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
    - b. The height zones established for airport zones and airspace height limitations.
    - c. Elevations prescribed by the Federal Aviation Administration (FAA), unless the FAA has issued a determination of no hazard to air navigation on the structure.
- B. Ingress, egress and circulation:
1. Parking requirements: Minimum parking standards shall be as provided in Section 3.3 of the Existing PUD with the following addition:

Personal Property Storage Facility – 1 space per 6,000 square feet of gross floor area.
  2. Vehicular access: Access and Roads shall be as provided via Parramore Court as depicted on the site plan.
  3. Pedestrian access: Sidewalks and Bike Lanes shall link to existing sidewalks and adjacent properties.
- C. Signs: Signage standards shall be as permitted in the Existing PUD in order to establish a coordinated signage program that provides for the project and tenant's identification and for directional communication in a distinctive and aesthetically pleasing manner.
- D. Landscaping: Landscaping shall be provided pursuant to Section 3.1 of the Existing PUD.
- E. Lighting: Lighting shall be designed to minimize the effects of site lighting on adjoining properties. Directional site lighting fixtures will be utilized to cast light downward and into the site.
- F. Recreation and open space: Any Recreation and Open Space provided shall count towards the minimum of 5 acres of open space as outlined in the Existing PUD.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## **VI. 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. The PUD meets the following zoning and land use initiatives:

- 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:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Collins Town Center PUD**

**Land Use Table**

Total gross acreage	<u>1.90</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>1.90</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and <u>private</u> right-of-way	_____ Acres	_____ %

The land use estimates in this table reflect the current campus build-out and proposed entry pavilion. Future build-out is subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.