

WRITTEN DESCRIPTION
Merrill Road Tire Store PUD
June 5, 2019

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 112982-0050 the ("Property"), which contains approximately 1.23 acres is currently zoned CCG-1 and designated CGC on the FLUM's. The owners of the Property have identified this property as a viable location for a specific commercial use which often has externalities that make the use problematic in a conventional zoning district. The rezoning of this property will offer the developer the ability to provide a needed commercial service, consistent with the character of the area along Merrill Road, while promoting an appropriate design that promotes absorption of commercially designated parcels in the area.

The Property is located within the expansive commercial node that is formed by the interchanges of I-295, the Southside Connector and Merrill Road. The parcel in question is a portion of the 20 acre Buck and Buck Business Park, which was developed in 2003. While little absorption of the park has occurred to date, activity along this corridor is strong in relation to the increasing traffic occurring at this major interchange. Most recently, Racetrac Petroleum purchased three acres on the eastern edge of this park at the intersection of Merrill Road and Fort Caroline Road. The commercial operations along this portion of Merrill Road include various commercial uses including filling stations, grocery anchored centers, hotels, banks and self-storage warehousing, including outdoor storage of vehicles.

As would be expected, uses in proximity cater to the commuting public, offering convenience and services that would be typical at such an interchange. The property possesses approximately 237 feet of frontage along Merrill Road and extends northward for about 210 feet, abutting Business Drive, a private road within the business park. All properties abutting the subject Property to the west, north, and east are designated CGC/CCG-1. The only adjacent developed parcel is the Buck Real Estate Office, which developed the original business park that this Property is a part of.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. William Tully, PE in preparing this PUD request. No other professionals have yet been engaged. The Property is underdeveloped and has no significant or unique characteristics, variation of elevations or natural features.

It is appropriate to utilize such zoning tools to permit operation of commercial activities while maintaining the quality of a commercial corridor and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Community General Commercial Development. This development will be developed in consonance with the goals and objectives of the CGC Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence engineering and construction improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated April 10, 2019 (the “Site Plan,”) which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Service Garages for Minor Repairs and Tire Sales and servicing
- (3) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (4) 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.
- (5) Art galleries, museums, community centers, dance, art or music studios.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (9) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (11) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

Permissible Uses: No other uses shall be permitted or permissible

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -
Front: 20 feet
Side: 20 feet
Rear – N/A

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
While this coverage ratio could permit up to 20,000 square feet of buildable area, the developer is limiting total construction areas for the buildings to a maximum of 12,000 square feet for the property, as depicted on Exhibit E.
3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (100) one-hundred square feet in area and (20) twenty feet in height may be permitted along Atlantic Boulevard.

Illumination: internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Part 12 of the Zoning Code shall apply to components of the property. Further, as depicted on Exhibit E, Site Plan, the site will afford almost 20,000 square feet of green area, or 38.6% of the total project site at buildout.
2. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required.

E. Building Orientation

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating building entryways and bay doors toward the west, away from the direct frontage of Merrill Road. Loading and storage areas shall be located in a manner that seeks to reduce externalities associated with such activity and shall be screened as appropriate with fencing or vegetation.

F. Parking

1. Parking will be provided pursuant to 656.604(f), as applicable to each occupancy
2. Parking will comply with the standards of Part 12 of the Zoning Code as it relates to buffering, and landscape areas.

IV. 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 rezoning is a reasonable manner by which to permit the infill of an undeveloped property within a underdeveloped commercial business park.

The proposed zoning will act as a logical development plan, permitting this use to occur along the Merrill Road corridor, being consistent with the varying types of commercial uses which extend along that roadway. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses and orient buildings in a manner that reduces externalities that are associated with various commercial uses. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are

broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for commercial uses located along Merrill Road and proximate to the interchange with I-295. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Policy 1.1.22
3. FLUE Objective 3.2
4. FLUE Policy 3.2.7
5. FLUE Objective 6.3

V. 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.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD. The uses of this development will be consistent with the applicable land use category and will be designed in such a way as to permit such use while not intensifying the zoning within the Merrill Road corridor.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is currently available from Business Road, a private roadway. This access point will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The addition of the commercial uses identified in the PUD are similar to the activities occurring on properties in close

proximity. Limited building heights, orientations of access ways, and reduced uses shall insure that the development is compatible with adjacent uses.

- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along Merrill Road.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* These will be constructed and oriented in such a manner as to assure no external impacts upon adjoining properties or area roadways.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

Land Use Table

Total gross acreage	0.77	Acres	100
Amount of each Different land use by acreage			
Single family		Acres	0.0
Total Number of dwelling Units		D.U.	
Multiple family	0	Acres	0.0
Total number of dwelling units		D..U.	
Commercial	0.77	Acres	100.0
Industrial	0	Acres	0.0
Other Land use	0	Acres	0.0
Active recreation and/or open space		Acres	0.0
Passive open space	0.08	Acres	10.4
Public and private right-of-way		Acres	0.0
Maximum coverage of buildings and structures	20,124	Sq. Ft	60.0
			100.0