

## Aladdin Road PUD

### Written Description

February 18, 2025

#### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE ## 158194-0040, 158204-0000 & 158204-0030; and a portion of RE ## 158204-1000, 158195-0000 & 158198-0020
- B. Land Use Designation: LDR
- C. Current Zoning District: RR-Acre
- D. Proposed Zoning District: PUD

#### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Pulte Home Company, LLC (the “Applicant”) proposes to rezone approximately 29.4 acres of property located east of Aladdin Road, north of Julington Creek Road, west of Oldfield Creek and south of Tar Kiln Road. The proposed PUD is divided into three separate parcels. Parcel A, the primary development parcel, is approximately 26.86 acres in size and consists of RE ## 158204-0000 and 158204-0030 and portions of RE ## 158194-0040, 158204-1000, 158195-0000 and 158198-0020. Parcel B, a seller retained parcel, is approximately 1.86 acres in size and consists of a portion of RE # 158198-0020. Parcel C is .65 acres in size and consists of portions of RE ## 158194-0040, 158195-0000 and 158198-0020. Collectively, Parcels A, B and C are referred to herein as the Property (the “Property”). The Property is more particularly described by the legal descriptions attached to this ordinance as **Exhibit “1.”** As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with new single-family homes, as shown on the PUD Conceptual Site Plan dated February 12, 2025 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The Property currently contains single-family homes. The proposed development of the Property with new single-family homes is consistent and compatible with the surrounding area. The property directly abutting to the north was approved for 80 feet wide single-family lots pursuant to Ordinance 2003-0651-E, and those homes were constructed and exist today (i.e., the Cross Creek neighborhood). The property abutting to the east contains single-family homes in a large subdivision with an RLD-90 zoning designation. And single-family homes abut the Property to the west and to the south. Further, as detailed more below, this PUD provides for more restrictive lot requirements than those allowed in surrounding comparable zoning districts. For example, the minimum lot area required in RLD-80 zoning is 8,800 square feet, whereas the minimum lot area required for the primary development parcel herein is 9,600 square feet. Given its location in a thriving residential neighborhood, development of the Property with the proposed new single-family homes would fit in seamlessly with the nearby community.

The Property lies within the Low Density Residential (LDR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the 2045 Comprehensive Plan. No change is proposed to the current land use category of LDR. However, as a companion application to this proposed PUD, the Applicant is seeking a separate, additional rezoning to designate approximately 16 acres of property located adjacent to the entire eastern boundary of the PUD, and further south along Oldfield Creek, as Conservation (CSV) (the “Conservation Property”). For reference, a portion of the Conservation Property is shown on the Site Plan.

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
West	LDR	RR-Acre, RLD-80, PUD (70’ lots)	Single-family residential
East	LDR	RLD-90, PUD (70’ lots)	Single-family residential
North	LDR	PUD (80’ lots)	Single-family residential
South	LDR	RR-Acre, PUD, AGR, RLD-90	Single-family residential

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area, the maximum gross density of Parcel A shall not exceed 2.4 dwelling units per acre and the maximum gross density of Parcel B shall not exceed 2 dwelling units total. As detailed more below, Parcel C shall be subject to the requirements of the Rural Residential-Acre (RR-Acre) zoning district in the Suburban Development Area.

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, internal circulation, potential cross access connectivity, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations (A, B and C) are solely for the purpose of defining the general location of permitted uses within the PUD; they do not necessarily define or correlate to ownership.

## C. Permitted Uses

### 1. Parcels A and B

#### a. *Permitted uses and structures.*

- i. Single-family dwellings.
- ii. Mail center.
- iii. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- iv. Silviculture operations.
- v. Active recreational uses.

#### b. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed as a permitted use herein) and permitted by exception in the RLD zoning districts.

### 2. Parcel C

- a. Parcel C is subject to the requirements and allowances of the RR-Acre zoning district, including the uses permitted by right and permissible by exception therein. The users and/or owners of Parcel C shall not be required to consult or obtain approval from the users and/or owners of Parcels A and B for any intended use pursuant to the RR-Acre zoning district.

## D. Lot and Yard Requirements

### 1. Parcel A

#### a. Single-Family Residential

- i. *Minimum lot requirement (width and area):*
  1. Width—80 feet.
  2. Area—9,600 square feet.
- ii. *Maximum lot coverage by all buildings and structures—45%.*
- iii. *Impervious surface ratio—50%.*
- iv. *Minimum yard requirements:*
  1. Front—20 feet.

2. Side—5 feet.
3. Rear—10 feet.
- v. *Maximum height of structure*—35 feet.

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

## 2. Parcel B

### a. Single-Family Residential

#### i. *Minimum lot requirement (width and area):*

1. Width—100 feet.
2. Area—10,000 square feet.

#### ii. *Maximum lot coverage by all buildings and structures*—40%.

#### iii. *Impervious surface ratio*—45%.

#### iv. *Minimum yard requirements:*

1. Front—20 feet.
2. Side—7.5 feet.
3. Rear—10 feet.

#### v. *Maximum height of structure*—35 feet.

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

## 3. Parcel C

- a. Parcel C is subject to the requirements of the RR-Acre zoning district, including the development standards therein. The users and/or owners of Parcel C shall not be required to consult or obtain approval from the users and/or owners of Parcels A and B for any intended use pursuant to the RR-Acre zoning district.

### **E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as a principal use within the development. Accessory uses shall be subject to the following:

1. As a point of clarification, swimming pools, spas, swimming pool and spa enclosures, patios, decks, private barbeque pits and other similar structures and impervious surfaces shall be considered permitted accessory uses and structures under this PUD.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. Accessory uses and structures permitted in the PUD may be located within the required setbacks under the PUD.

### **F. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code.

## **IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

### **A. Recreation**

The Property will comply with the requirements in the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

### **B. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

### **C. Access/Traffic Circulation**

Access will be provided as shown on the Site Plan via Aladdin Road, a Collector road according to the Functional Highway Classification Map in the 2045 Comprehensive Plan. Interior access drives on Parcel A may be either privately owned or dedicated to the City of Jacksonville. If privately owned, the interior access roads will be maintained by the owner, an owners' association and/or a management company. As well, if privately owned, the internal access drive may be gated at the developer's or owner's option. The location and design of the access point(s) and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

As shown on the Site Plan, there is a potential future access point connecting Parcel A and Parcel B. In the event the owner(s) of Parcel B desires to construct this cross access connection point, such connection is permitted under this PUD. If the access point is constructed, the owner(s) and/or user(s) of Parcel B may utilize the entrance and internal drive located on Parcel A for ingress and egress. Parcel C may be accessed from the abutting property to the north and from Aladdin Road to the west.

#### **D. Phasing**

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

#### **E. Signage**

A maximum of one (1) project identity monument sign will be permitted for the residential uses located on Parcel A. The sign may be single or double sided, externally illuminated or non-illuminated, and may be located along Aladdin Road or within the median of any internal access road near the entrance to Parcel A. The monument sign will not exceed ten (10) feet in height and twenty-four (24) square feet (each side) in area.

#### **F. Construction offices/model homes/real estate sales**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

#### **G. Silviculture Uses May Continue**

Silviculture operations are a permitted use in this PUD and may continue until build-out.

#### **H. Landscaping/Buffering**

Landscaping and buffering will be provided in accordance with Part 12 of the City's Zoning Code. In addition to what is required by the Zoning Code, the following will be provided:

1. Perimeter fencing will be provided along the boundary of Parcel A in all locations shown on the Site Plan. The fencing shall have a minimum of 95% opacity and shall be a minimum of 6 feet in height.

Prior to any vertical construction on Parcel A, the developer shall be required to construct such fence along the entire boundary between Parcel A and Parcel C. Such fencing shall be maintained in perpetuity by either the individual lot landowners (future subdivided lot owners) or by the applicable owners' association. Failure to maintain this fencing shall constitute a violation of this PUD.

2. As shown on the Site Plan, the western portion of Parcel A contains the entrance to Parcel A, an internal access drive that leads to the majority of the primary development, and single-family homes. Along both the northern and southern boundaries of this portion of Parcel A, including those areas abutting Parcel C, significant buffering will be provided, as detailed below:
  - a. Along the southern boundary of this portion of Parcel A, and subject to the potential future access point described in Section IV.C. herein, there shall be a vegetated buffer, which may be either natural or landscaped, with a minimum width of 12 feet. In the event the developer or owner chooses for this to be a landscaped buffer, there shall be one (1) 4" caliper hardwood tree for each 55 feet of buffer strip and a continuous landscaped area containing shrubs, groundcovers, preserved existing vegetation, mulch and grass.
  - b. Along the northern boundary of this portion of Parcel A, there shall be:
    - i. An undisturbed natural buffer with a minimum width of 9 feet located between residential lots 1-8 on Parcel A and Parcel C, as detailed above and shown on the Site Plan; and
    - ii. Parcel C, which will contain a minimum width of 50 feet and be subject to the requirements of the RR-Acre zoning district. Parcel C may be subdivided from the remaining portions of the PUD.
3. In total, as shown on the Site Plan, approximately 5.5 acres of the PUD will remain as natural and/or landscaped buffer, open space, or the equivalent of RR-Acre zoning.

Lastly, as detailed above, the Applicant is seeking a separate, additional rezoning to designate approximately 16 acres of property located adjacent to the entire eastern boundary of the PUD, and further south along Oldfield Creek, as CSV. The Conservation Property will provide additional, significant buffering between the Property and the existing residential uses to the east and south.

#### **I. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

#### **J. Parking**

Parking will be provided in accordance with Part 6 of the City's Zoning Code.

### **K. Lighting**

Any lighting installed on the Property shall be designed and installed so as to prevent glare or excessive light on adjacent property. To further control light pollution, the developer will install the lowest available wattage JEA residential standard Light Poles (currently 40W) (with photocontrol) throughout the community.

### **L. Sidewalks, Trails and Bikeways**

For Parcel A, sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code. No pedestrian access will be required or provided to Parcel B.

### **M. Utilities**

Electric power, water and sewer will be provided by JEA. Excluding Parcel C and the above referenced 9 ft undisturbed natural buffer located between Parcel A and Parcel C, utilities may be located within the required buffers and/or open space in Parcel A.

### **N. Pre-application Conference**

A pre-application conference was held regarding this application on June 28, 2024.

## **V. JUSTIFICATION FOR THE PUD REZONING**

As described above, this PUD is being requested primarily to permit the development of the Property with new single-family homes. The Property currently contains single-family homes, and there are single-family homes surrounding the Property on all sides. Given the location and configuration of the Property among the surrounding residential neighborhood, the PUD will allow the Applicant to take advantage of an underutilized site in a prime location.

## **VI. PUD DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successors to this Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for specific lot and yard requirements, which are more restrictive than those allowed in the conventional RLD-80 zoning district. For example, the minimum lot area required in RLD-80 is 8,800 square feet. The minimum lot area required for Parcel A is 9,600 square feet.
4. It provides for site-specific and substantial buffering and landscaping requirements in addition to that required by the Zoning Code.



5. It provides for maximum densities much lower than those otherwise allowed pursuant to the 2045 Comprehensive Plan. In particular, the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area permits a maximum density of 7 dwelling units per acre. In this PUD, the maximum gross density of Parcel A shall not exceed 2.3 dwelling units per acre and the maximum gross density of Parcel B shall not exceed 2 dwelling units total.
6. It permits on-site, temporary construction offices/models unit/sales and leasing offices.
7. And it limits permitted uses on the property, as compared to those uses permitted in the RLD zoning districts.

## **VII. NAMES OF DEVELOPMENT TEAM**

- Developer/Builder: Pulte Home Company, LLC
- Planner/Engineer: England-Thims & Miller, Inc.
- Agent: Roger Towers, P.A.

## **VIII. LAND USE TABLE**

A Land Use Table is attached hereto as Exhibit “F.”

## **IX. PUD REVIEW CRITERIA**

### **1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

#### **a. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

#### **b. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

#### **c. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

d. **External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

e. **Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

f. **Usable Open spaces, Plazas, Recreation Areas:**

The development will protect sensitive environmental areas, conserve areas of unique beauty, provide structure to neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses in compliance with the Comprehensive Plan. The PUD provides ample open spaces and substantial buffering.

g. **Impact on Wetlands:**

The proposed development will have zero impacts to wetlands.

h. **Listed Species Regulations:**

The Property is less than fifty (50) acres in size, so a listed species survey is not required.