

**WRITTEN DESCRIPTION**  
**Chaffee Square Residential PUD**  
**March 3, 2019**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit A, RE#'s 012853-0010, 012848-0000, 012848-0010, 012848-0020, 012843-0000, 012843-0010, 012852-0000, (the "Property"), which contains approximately 21.1 acres, is currently zoned PUD (Ord. 2005-694-E) and designated CGC and was originally intended for commercial purposes. As the site has failed to attract retail commercial users the owner is seeking to downzone the current allowable uses and to diversify the permissible activities on the site for the purpose of development, consistent with market demand in the area.

The Property is located along the south side of Normandy Boulevard and on the east side of Chaffee Road. Existing surrounding uses include a junkyard to the east, previously included in the PUD zoning for the subject property, and a single family residential community adjoins this parcel to the south, also zoned PUD. The parcels across Chaffee and Normandy to the west and north are both zoned CCG-2 and are intended for retail development. At this time no retail development exists on any of the referenced commercial properties. The applicant has not utilized any professional services in preparing this request. No other professionals have yet been engaged. The parcel is yet undeveloped and has no significant or unique characteristics, variation of elevations or natural features.

The PUD will permit the site to be developed in a less intensive manner than what was originally approved in the 2005 version, and will exclude the junkyard property. The potential users of the property include limited retail uses being located on outparcels along Normandy Boulevard, and accounting for approximately 20% of the total PUD proposed. The remaining property will be developed with single family homes, and the required retention being shared as a buffer between the two uses. As the site has failed to attract the originally intended commercial users and is located at a growing intersection location, the proposed combination of uses would act as a buffer or transitional zoning between the intensive CCG-2 zoning at the intersection, and the lesser intensive residential areas extending to the south and east. It is appropriate to implement such transitional land uses and the same would further the goals, objectives and policies of the plan.

Imposition of the strict code standards would necessitate building patterns and or lot sizes that are inefficient given the limited size of the property and its proximity to the other more intensive uses. The PUD will afford an appropriately scaled and context sensitive development that will permit the flexibility to permit the property to be utilized in an efficient and productive manner.

**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 mixed use retail/residential development limited to not more than 21,000 square feet of retail on three outparcels,**

**occupying not less than 5.35 acres and not more than 67 dwelling units to be constructed on the remaining 17+/-acres. This development plan will be in consonance with the goals and objectives of the Community General Commercial land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence improvements as soon as possible 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. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.**

## **II. USES AND RESTRICTIONS**

The Property currently consists of one parcel but may be further divided as depicted on the attached three site plans (E1, E2, and E3) each dated October 1, 2014 (the "Site Plan," which is incorporated herein by this reference).

### *A. Permitted Uses:*

1. Single Family residential homes, consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit "E"). (Maximum of 67 lots)
2. Commercial retail uses such as
  1. Commercial retail sales and service establishments
  2. Gasoline filling stations
  3. Banks, including drive thru tellers, savings and loan institutions and similar uses
  4. Restaurants with the outside sale and service of food and all alcoholic beverages, meeting the performance standards and development criteria set forth in Part 4.
5. Professional and business offices and clinics, or medical, dental and chiropractic offices
6. Art galleries, museums, gymnasiums, community centers, dance, art or music studios
7. Vocational, trade or business schools and similar uses
8. Day care centers
9. An establishment or facility which includes the retail sale and service of beer or wine for on-premises conjunction with a restaurant

10. Express or parcel delivery offices and similar uses, without terminals
11. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
12. Retail outlets for the sale of new or used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
13. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.

All above uses consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit E).

- B. Permissible uses – Commercial uses permissible by exception shall include the following:
1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
  2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4
  3. Billiard parlors.
- C. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

### III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

**Residential Single Family**

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 5,000 square feet

Lot Width – minimum of 50 feet

Yards -  
Front: 20 feet  
Side: 5 feet  
Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures: 50%*
3. *Maximum height of structures: thirty five (35) feet.*

**Commercial**

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 70 feet

Yards -  
Front: 20 feet  
Side: 0 feet  
Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures: 70%*
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:

**Residential Signage**

One double faced monument sign not to exceed (24) Twenty-four square feet in area and (12) Twelve feet in height may be permitted along Chaffee Road, for the residential entryway.

One double faced monument sign identifying the residential community along Normandy Boulevard as depicted at the entry way to that portion of the site as depicted on the Site Plan. This sign shall not exceed (24) Twenty-four square feet in area and not more than (12) Twelve feet in height.

**Commercial**

Each Outparcel shall be permitted on monument style sign, not to exceed 50 square feet of display area and fifteen feet in height.

Additionally, one project identification sign, of a monument style sign shall be permitted on the corner of the intersecting roadways (Normandy Boulevard and Chaffee Road only). This sign shall not exceed 20 feet in height and 80 square feet of sign area.

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

*D. Site Design and Landscaping.*

1. As the intent of the PUD is to permit the mix of uses described above, it is imperative that adequate signage be afforded to the various uses in effort to appropriately direct the patrons or users/residents to their destinations. Similarly, as the uses are not typically complimentary, the structures and associated uses areas are located in such a way as to promote natural attenuation of noise and activity away from one another. The commercial activity will be oriented toward Normandy Boulevard, away from the residential community and a shared retention facility will be utilized in lieu of the standard uncomplimentary buffer provisions of Part 12 of the Zoning Code.
2. Similarly, as the larger portion of the site is to be developed with a residential use a screen will be erected along the northerly property line in lieu of the provisions of Part 12 of the Zoning Code for the same. The remaining landscaping matters will be provided per the provisions and standards of Part 12 of the Zoning Code.
3. 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. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. An exterior lighting design plan, including a photometric plan, pole and fixture schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
4. Parking for all uses shall comply with Part 6, Zoning Code for the City of Jacksonville.

*E. Building Orientation*

1. *General:*

The subject property is to be utilized as a multi-use project, permitting both commercial and residential uses. The primary structures in the commercial portion of the site are situated to block noise associated with Normandy Boulevard at its intersection with Chaffee Road.

The ensuing residential development will be situated in a manner that permits an efficient use of the property while insuring a desirable parcel for a home.

#### **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 redevelopment of a former mobile home park and permit a mix of uses that will coexist while acting as a transition between the commercial node located at the Normandy and Chaffee Road intersection. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to locate supportive uses with lesser externalities than was proposed under the previous PUD and promotes a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. 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 suburban based, do not convey a sense of place, and which do not act to promote such a mix of uses;

Represents an appropriate 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. Objective 2.10
2. Goal 3
3. Objective 3.1
4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

#### **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 (density/intensity) proposed in the PUD would be consistent with this designation.
- 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.* The proposed PUD is intended to permit a mix of commercial and residential uses. Residential development will be completed at a density consistent with the applicable land use category and will be designed in such a way as to protect such use while buffering it from the commercial uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from both Chaffee Road and Normandy Boulevard. All access points will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster a multi-use development of the property at a density/ intensity that is sustainable and respective of the surrounding roadway system, as well as future commercial development that is likely to occur upon the opening of SR-23, a new toll road.
- F. The various uses will be appropriately screened from one another and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses.
- F. *Recreation/Open Space.* The PUD will include recreational uses with up to one half acre of usable active recreational space located near the entryway to the community.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.



- I. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required landscape provisions.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements and located in a facility as depicted on the Site Plan.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

## Land Use Table

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Total gross acreage	21.79	Acres	100
Amount of each Different land use by acreage			
Single family	12.37	Acres	56.8
Total Number of dwelling Units	67	D.U.	
Multiple family	0	Acres	0.0
Total number of dwelling units		D..U.	
Commercial	4.48	Acres	20.6
Industrial	0	Acres	0.0
Other Land use	0	Acres	0.0
Active recreation and/or open space	1.6	Acres	7.3
Passive open space	0	Acres	0.0
Public and private right-of-way	3.11	Acres	14.3
Maximum coverage of buildings and structures	0	Sq. Ft	0.0

98.9