

# REVISED WRITTEN DESCRIPTION

## Owens Road PUD

RE# 106256-0010, 106256-1000, 106256-2000, 106260-0000, 108138-0000

November 5, 2021

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 131.2 acres of property from IL to PUD. The parcel is located on the west side of I-95, north of Owens Road.

The subject property is currently owned by RMM Ventures, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: IL/LI. The property is currently vacant. Surrounding uses include: IL/LI to the west, north and east (vacant); CGC/PUD to the south (vacant). The site will be developed with three parcels. Parcel A will be developed as single family development, as per the attached site plan. Parcel B will be developed with townhome uses, as per the attached site plan. Parcel C will be developed as a multi-family development, as per the attached site plan. The combined number of units in the single family, multi-family and townhomes shall not exceed 750 units.

**Project Name:** Owens Road PUD

**Project Architect/Planner:** England-Thims & Miller, Inc.

**Project Engineer:** England-Thims & Miller, Inc.

**Project Developer:** Dream Finders Homes

### II. QUANTITATIVE DATA

**Total Acreage:** 131.2 acres

**Total Acreage of residential:** 93.68 acres

**Total number of dwelling units:** Not to exceed 750 units

**Total Acreage of commercial:** N/A

**Total amount of non-residential floor area:** TBD

**Total amount of recreation area:** TBD

**Total amount of open space:** 16.3 acres

**Total amount of public/private rights of way: TBD**

**Total amount of land coverage of all residential buildings and structures: TBD**

**Phase schedule of construction (include initiation dates and completion dates)**

Single phase development

### **III. USES AND RESTRICTIONS (PARCELS “A and B”)**

#### **A. Permitted Uses:**

1. Multi-family dwellings (RMD-D)
2. Townhomes
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

### **IV. DESIGN GUIDELINES (PARCELS “A and B”)**

#### **A. Lot Requirements (Multi-Family):**

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 30 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet

- (6) *Maximum height of structures:* 45 feet

**Lot Requirements (Townhomes):**

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.8 per unit.
- (2) *Vehicular Access.*
- a. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**V. USES AND RESTRICTIONS (PARCEL "C")**

**A. Permitted Uses:**

1. Single family dwellings
2. Townhomes
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

## VI. DESIGN GUIDELINES (PARCEL “C”)

### A.1 Lot Requirements (Single-Family Residential Uses). Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

Minimum lot area:	4,000 s.f.	5,000 s.f.
Minimum lot width:	40 ft.	50 ft.
Maximum lot coverage:	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.
Minimum side yard:	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.

### A.2 Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 35 feet

### B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*

- c. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- d. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- b. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**H. FAA/Jacksonville International Airport**

A portion of the development is within the 60 DNL noise contour. The federal aviation

administration does not consider noise sensitive land uses within the 60 DNL to be significantly impacted. Additionally, the height of the development may or may not fall within protective air space surfaces. As such, the developer shall submit a 7460-1 notice of proposed construction at the appropriate time.

## **VII. TRANSPORTATION OPERATIONAL ANALYSIS**

A traffic study will be conducted and submitted with the 10-set review application. a copy of the September 3, 2021 Methodology Memorandum is attached hereto.

## **VIII. 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 then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **IX. STATEMENTS**

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

The proposed PUD allows for a mix of uses in a single PUD application. There are additional limitations on the maximums and minimums to fit the product line, but consistent with the spirit of the Zoning Code.

### **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.**

All areas will be maintained by the owner.

## **X. 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.

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.

D. Allows for alternate use to meet market demands.



**City of Jacksonville**

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A residential development that is anticipated to include a maximum of 695 Residential Dwelling Units (200 Single-family, 45 Multi-family Townhomes and 450 Multi-family Apartments) is proposed for construction on the northside of Owens Road just west of I-95. A site location and conceptual master plan (Provided by ETM, Inc.) is attached. The City of Jacksonville (COJ) Planning Department is requiring a memorandum summarizing the traffic impact study methodology to approve a Large-Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 130.99 acres from Light Industrial (LI) to Medium Density Residential (MDR).

This memo provides a summary of the methodology that will be adopted in performing the traffic impact assessment. The traffic study confirming to the following methodology will be submitted either prior to or with the PUD 10-set Engineering Plan Submittals.

**Trip Generation:**

Trip generation and internal capture for the proposed development will be estimated using the rates, equations and procedures included in the Trip Generation Manual, 10<sup>th</sup> Edition published by the Institute of Transportation Engineers (ITE).

**Study Area Intersections:**

The study will include the following intersections:

- International Airport Boulevard at Owens Road
- Max Leggett Parkway at Owens Road
- Owens Road at Ranch Road
- Owens Road at Project Access Intersection

**Planned and Programmed Improvements:**

The Northeast Florida Transportation Planning Organization (NFTPO) Long Range Transportation Plan (LRTP), Priority Projects List (PPL), Transportation Improvement Program (TIP) and the Florida Department of Transportation (FDOT) Work Program will be reviewed to identify any roadway

projects within the vicinity of the study area of the proposed development and incorporated in the analysis.

**Analysis Time Period:**

Analysis for the proposed development will be performed under AM peak and PM peak hour conditions.

**Data Collection:**

Existing traffic AADTs will be obtained from the Florida Traffic Online (FTO) website and COJ Planning Department. AM peak and PM peak period turning movement counts at the following intersections will be obtained.

- International Airport Boulevard at Owens Road
- Max Leggett Parkway at Owens Road
- Owens Road at Ranch Road

**Project Traffic Distribution and Assignment:**

Project traffic distribution for the proposed development will be provided using the Northeast Regional Planning Model Activity-Based (NERPMAB) travel demand model. This distribution will be used to determine the project traffic assignment on the study segments.

**Background and Build-Out Traffic Volumes:**

Background traffic volumes will be estimated by applying a growth factor obtained by performing trends analysis of the historical AADT on the roadway segments in the vicinity of the proposed development. Buildout traffic volumes will include background traffic volumes and project traffic assignment for the proposed development.

**Access Intersection Analysis**

The need for eastbound left turn lane on Owens Road at the project Access Driveway will be performed using the turn lane criteria included in the COJ Land Development Code. The need for a westbound right turn lane on Owens Road will be performed using the FDOT Access Management Criteria.

**Study Intersection Analysis:**

AM peak and PM peak intersection capacity analysis will be performed at the remaining study intersections to determine any required improvements under the build-out conditions of the proposed development.

**Traffic Study Report:**

A traffic study report summarizing the above tasks and the study findings will be submitted to FDOT and COJ for review and approval at the time of PUD 10-set Engineering Plan Submittals.

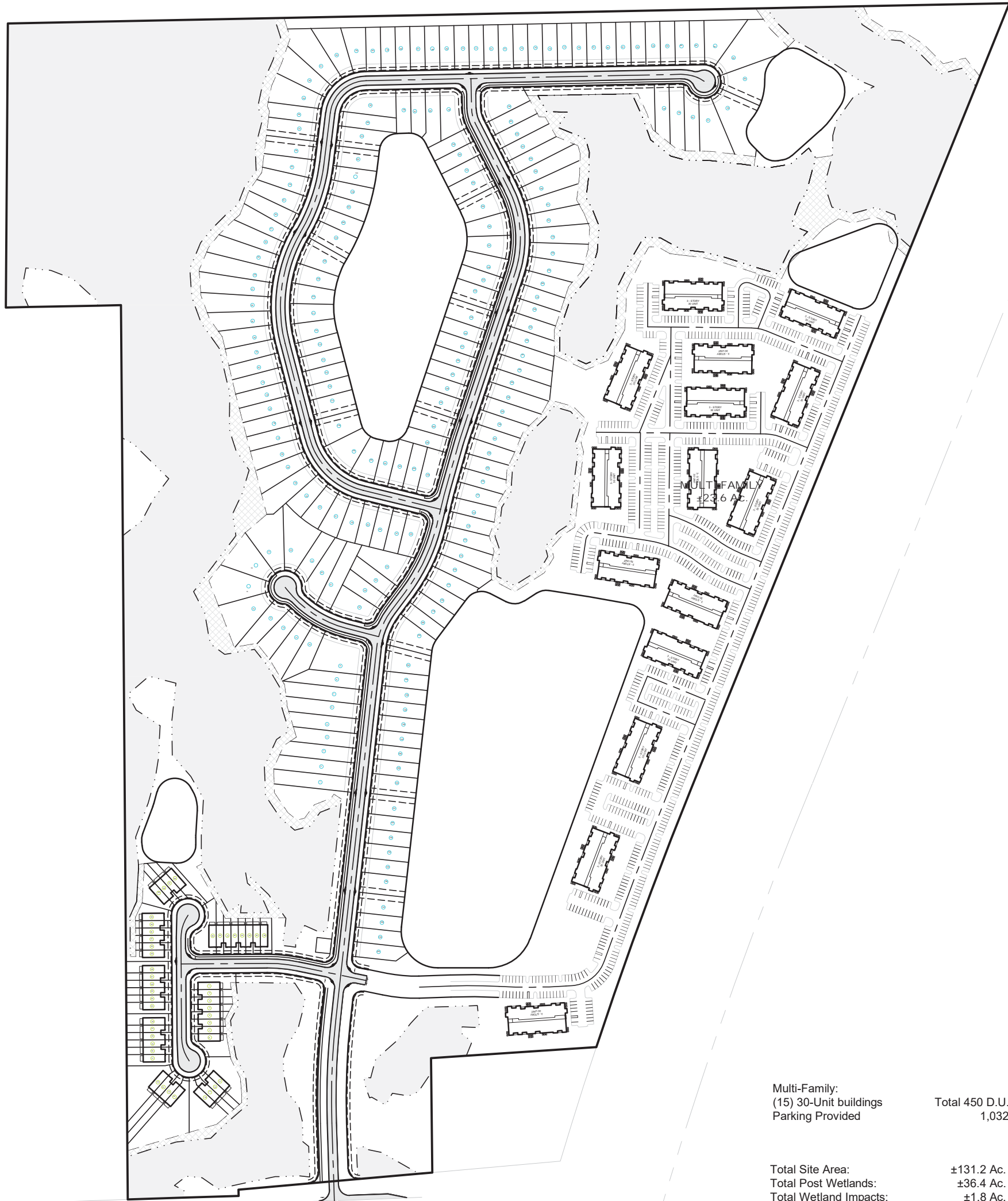
Thank you and please let me know if you have any questions.

Sincerely,  
Chindalur Traffic Solutions, Inc.



Rajesh Chindalur, P.E., PTOE  
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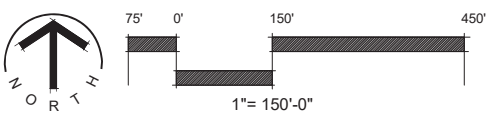
**OWENS ROAD**  
**CONCEPTUAL SITE PLAN**  
 August 18, 2021



Multi-Family:  
 (15) 30-Unit buildings      Total 450 D.U.  
 Parking Provided                      1,032

Total Site Area:                      ±131.2 Ac.  
 Total Post Wetlands:                  ±36.4 Ac.  
 Total Wetland Impacts:              ±1.8 Ac.  
 Net Developable Uplands:          ±84.4 Ac.  
 Total Pond Area:                      ±16.3 Ac. (19%)

Total Dwelling Units:                  246 D.U.  
 ●-Single family 40' lots:              200 D.U.  
 ●-Townhomes:                          46 D.U.



This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

**Table 01**  
**Trip Generation**  
**Owens Road - CPA, Duval County, FL**

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
<b>Existing LI Land Use (Allowed)</b>										
		2,282,370	SF	Daily AM Peak PM Peak	$T = 3.79(X) + 57.96$ $\ln(T) = 0.74 \ln(X) + 0.39$ $\ln(T) = 0.69 \ln(X) + 0.43$	50%	50%	<b>8,708</b>	<b>4,354</b>	<b>4,354</b>
						88%	12%	<b>451</b>	<b>397</b>	<b>54</b>
						13%	87%	<b>319</b>	<b>41</b>	<b>278</b>
<b>Proposed Uses</b>										
210	Single Family Home Detached	200	Dwelling Units	Daily AM Peak PM Peak	$\ln(T) = 0.92 \ln(X) + 2.71$ $T = 0.71(X) + 4.80$ $\ln(T) = 0.96 \ln(X) + 0.20$	50%	50%	1,967	984	983
						25%	75%	147	37	110
						63%	37%	198	125	73
220	Multi-Family Residential (Townhomes)	45	Units	Daily AM Peak PM Peak	$T = 7.56(X) - 40.86$ $\ln(T) = 0.95 \ln(X) - 0.51$ $\ln(T) = 0.89 \ln(X) - 0.02$	50%	50%	299	150	149
						23%	77%	22	5	17
						63%	37%	29	18	11
221	Multi-Family Residential (Mid-Rise Apartments)	450	Units	Daily AM Peak PM Peak	$T = 5.45(X) - 1.75$ $\ln(T) = 0.98 \ln(X) - 0.98$ $\ln(T) = 0.96 \ln(X) - 0.63$	50%	50%	2,451	1,226	1,225
						26%	74%	149	39	110
						61%	39%	188	115	73
<b>Total Proposed</b>						<b>Total</b>	<b>Daily</b>	<b>4,717</b>	<b>2,360</b>	<b>2,357</b>
						<b>Proposed</b>	<b>AM Peak</b>	<b>318</b>	<b>81</b>	<b>237</b>
							<b>PM Peak</b>	<b>415</b>	<b>258</b>	<b>157</b>
<b>Net Increase</b>						<b>Net Increase</b>	<b>Daily</b>	<b>(3,991)</b>	<b>(1,994)</b>	<b>(1,997)</b>
							<b>AM Peak</b>	<b>(133)</b>	<b>(316)</b>	<b>183</b>
							<b>PM Peak</b>	<b>96</b>	<b>217</b>	<b>(121)</b>

Source: Trip Generation Manual, 10th Edition, ITE