

Rawls Ranch At Cedar Point PUD

Written Description

Date: July 20, 2019

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: RR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 159866-0000
- E. Project Planner: Charlie Mann
- F. Project Engineer: N/A
- G. Project Developer: N/A

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 10.36± acres of property from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to seventeen (17) single family detached homes on lots exceeding one-half acre in area.

The proposed PUD differs from the usual application of the Zoning Code for RLD-80 by providing significantly larger parcels, larger yard areas, reduced lot coverages and additional buffers to the existing single-family homes and developments. The lot width, size, other setbacks and lot coverage are all the same as would be allowed under comparable traditional RLD zoning districts.

The subject property (the “Property”) is currently owned by Rawls Ranch Inc., and is more particularly described in the legal description attached as Exhibit “1.” The Property is located along Cedar Point Road, as would be the access for each new parcel. The land use designation of the Property is RR in the Future Land Use Map in the City's Comprehensive Plan and is undeveloped. The proposed gross density) of 1.6 units per acre is consistent with the allowable density currently permitted under the Comprehensive Plan.

The property currently is designated for timber use only, being held in a Silviculture status for reduced taxation on the raw acreage. The Property's elevation slopes gently from the center to the east

and west, and is not in any designated flood zones. The parcel does not contain any wetlands and sits immediately adjacent to an almost 100 acre portion the Pumpkin Hill Preserve, intended as open space by the St. Johns River Water Management District. This parcel acts as a beautiful backdrop to these estate style lots and forming a growth boundary as a natural feature.

The proposed residential product will consist of one- and two-story fee simple homes on a mixture of typical 80-foot-wide lots with varying depths, with all being more than twice as deep as required by the Zoning Code. The proposed development of the Property will be both aesthetically and environmentally appealing.

The project will be developed in one phase.

The combination of the larger lot sizes, the natural buffering to the north and developer imposed architectural controls will assure that this integrated community will blend into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses.

1. Maximum of Seventeen one- and two- story single family units with enclosed garages;
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Silviculture and other uses allowed in the RR Land Use category shall be permitted.
5. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements.

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:
 - a. Front – Thirty-Five (35) feet.
 - b. Side – Five (5) feet.

c. Rear – Twenty (20) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Eighty (80) feet wide by a minimum of one hundred and fifty (150) feet deep

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Thirty (30) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowner's association dues.

E. **Access.** As shown on the Site Plan, access to the lots will be from Cedar Road. The engineering and related design of the access points as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

F. **Pedestrian Circulation.** The development will either provide a sidewalk system consistent with the Comprehensive Plan, or pay into the Sidewalk Fund. The location of any sidewalks and final sidewalk plans are subject to the review and approval of the Planning and Development Department

G. **Recreational/Open Space.** As the development is less than 25 lots, no recreational area is required. Further, as the parcels will be in excess of one quarter of an acre, ample recreational opportunities exist on the individual properties. It is worth noting that two city parks, Jim Wingate Park, as well as Will F. Sheffield Regional Park are located less than seven-tenths and two miles respectively.

H. **Signage.** The PUD does not require any permanent signage. Temporary Construction signage and advertisement of the parcels shall be permitted consistent with the Zoning Code.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages, and sufficient driveway space to park two cars.

J. **Landscaping/Fencing/Screening.** Each homesite shall provide the required landscaping as per the Zoning Code.

K. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

L. **Utilities.** Electric power will be available to the site by JEA, water and sewer services will either be contained on each parcel or available to the site by JEA, depending on connection potentials.

M. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

N. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including internal circulation, location of stormwater ponds, 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.

P. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the RR land use category, which permits residential development at a density of up to 5 units per acre. At 7.51± acres, the proposed density of 2.2u/a is consistent with the RR land use category. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrency Management System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access to the future parcels for the site. The final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north and east by the Pumpkin Hill Preserve, a church to the west, and a 398 unit single-family subdivision of 80 foot wide lots, PUD (Ord 2003-574), to the south, across Cedar Point Road. The proposed use is compatible, being considerably larger parcels, but maintaining the lot widths and density of these surrounding uses and zoning districts.

F. **Recreation/Open Space.** Recreation and open space is not required. However, the parcels will abut a large preserve, owned by the State of Florida. Additionally, two parks are located in close proximity to this community.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.