

WRITTEN DESCRIPTION
HUDSON GROVE PUD
Modification to Logan Point Plantation PUD (Ord. 2018-668-E)
February 17, 2021

This application seeks to amend the existing PUD's buffering requirements in order to comply with stormwater regulations and maintain drainage patterns in the area. This issue arose during the civil engineering design for the project. The Owner has reached out to all of the neighboring landowners to discuss this need and potential alternative buffers. All but one has responded, and our understanding from those responding is that those who responded are supportive of these changes.

The existing approved PUD, formerly known as Logan Point Plantation, consists of 99 single-family dwellings with lot widths of 60 to 70 feet. Ordinance 2018-668-E provided in Section 2(2) that along certain lots, there would be a 20 foot-wide "undisturbed natural buffer." Additionally, Section 2(3) required an 8 foot high, 85% opaque fence along "the developer's side" of certain areas.

Regulations of the St. Johns River Water Management District require that applicants demonstrate through their design and engineering that (a) stormwater from a new development will be retained on-site for discharge at the same rate as that which existed before development, and (b) new development will not cause flooding on adjacent properties.

The first of these requirements is addressed through grading of the property, to direct stormwater runoff to a stormwater retention area onsite before it is discharged through a control structure.

To address the second requirement while also meeting the first requirement, runoff which had previously left neighboring properties to flow onto this property must be redirected around the subject property.

To redirect runoff from surrounding properties away from the project, the applicant is proposing construction of a drainage system within and along a part of the applicant's property. This design requires clearing of existing vegetation for drainage system construction to occur.

Under this revised PUD, there shall be a twenty (20) foot wide vegetated buffer along lots 1-22, 43, 44, and 83-95, and along the right-of-way along the eastern property line. Stormwater collection conveyances constructed in this buffer shall be underground and generally consist of pipes, associated inlets and connection points. Use of a ditch-based stormwater collection system in lieu of underground stormwater pipes within this buffer area is prohibited.

The applicant will plant supplemental landscaping within the buffer as detailed below.

The proposed buffers accomplish the intent while also allowing for compliance with water management district requirements.

The current buffers and proposed buffers are shown on the Revised Site Plan and are as follows:

Southeast boundary: (see Revised Site Plan for detail as to location):

Current requirement: 20 foot wide undisturbed natural buffer, with 8 foot high, 85% opaque fence on the developer's side of the buffer. Existing trees are to be supplemented with one shade tree every twenty-five (25) feet between existing trees.

Proposed requirement: Minimum 20 foot wide buffer containing drainage system and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required (i) on the property line as to lots 1-9, and (ii) on the development's side of the buffer as to lots 10-19. The location of the fence along the property line was requested by the adjacent property owner.

East boundary: (see Revised Site Plan)

Current requirement: 20 foot wide undisturbed natural buffer, with 8 foot high, 85% opaque fence on the developer's side of the buffer along the adjacent right-of-way "where applicable, depending upon wetlands and stand of existing trees." Existing trees are to be supplemented with one shade tree every twenty-five (25) feet between existing trees.

Proposed requirement: Minimum 20 foot wide buffer containing drainage system and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required on the developer's side of the buffer except where the buffer abuts natural and undisturbed areas within the adjacent, unopened right-of-way.

North boundary: the current and proposed requirement is the same; a wetlands area exists along the north boundary. No additional buffer would be required.

Lots 83-95 on Revised Site Plan (same area as current Site Plan's lots 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 87, 88, 89).

Current requirement: 20 foot wide undisturbed natural buffer, with 8 foot high, 85% opaque fence on the developer's side of the buffer. Existing trees are to be supplemented

with one shade tree every twenty-five (25) feet between existing trees.

Proposed requirement: Minimum 20 foot wide buffer containing drainage system and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required on the development's side of the buffer.

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, type of businesses, proposed uses.

The Logan Point Plantation PUD site contains 44.44 acres on the northeast side of New Berlin Road and east of the intersection of Wages Way. Its primary entrance is at 2059 New Berlin Road (32218). The majority of the site is currently vacant land with a few small storage units, stored vehicles, one single-family home, and mobile home units which will be removed during site development. Surrounding uses include single-family residences with various densities to the north, south, west and east as well as grandfathered in mixed uses of single-family residential with heavy commercial uses. Site development is proposed as a subdivision with a maximum of 95 single-family dwellings with a range of lots from 60 feet to 70 feet in width as well as protected wetlands, retention ponds, and open space, and a small parcel for sewage pump station. The 70-foot lots are depicted on the Exhibit E PUD Site Plan have circled lot numbers.

B. Project Name: Hudson Grove

C. Project PUD Filing Agent:

Thomas O. Ingram
SODL & INGRAM PLLC
233 E. Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 356-0617
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D. Current Land Use Designation: Low Density Residential (LDR)

E. Current Zoning District: Planned Unit Development (PUD)

F. Requested Zoning District: Planned Unit Development (PUD)

G. Real Estate Number(s): 106888-0000 and 106889-0100 (Portion)

H. Owner: KB Home Jacksonville LLC, attn: Tommy Jinks, Vice President, Land Development, 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, (904) 596-6633, tjinks@kbhome.com

II. QUANTITATIVE DATA

- A. **Total Acreage:** 44.44 Acres
- B. **Total number of dwelling units:** Up to 95 Detached Single-Family Homes
- C. **Total number of non-residential floor area:** 0
- D. **Total amount of recreation area:** 0 Acres
- E. **Total amount of open space:** 24.78 Acres
- F. **Total amount of public/private rights-of-way:** 2.59 Acres
- G. **Total amount of land coverage of all buildings and structures:** Maximum of 65%
- H. **Phase of schedule construction (include initiation and completion dates):**

Initiation Date: horizontal construction anticipated to commence within 1 year of rezoning approval.

Estimated Completion within 3-6 years, depending upon market demand and other economic factors.

III. STATEMENTS

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

Proposed development provides the opportunity to infill vacant land within an established single-family neighborhood with a maximum of 95 single-family homes containing 60 and 70 foot lots. The PUD provides for site-specific design standards and criteria, and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this site. It allows for efficient use of land, resulting in lower development costs. The PUD enhances property values by allowing for preservation of natural features, provision of underground utilities, and the protection of wetland and open space areas, as compared to conventional zoning.

This PUD also provides for buffering requirements adjacent to single family homes.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities that are not to be provided, operated, or maintained by the City.

Residential lots will be maintained by individual property owners of residential units and property. The development's homeowner's association, enforceable through recorded covenants and restrictions, will own and be responsible for maintaining

common open spaces including the common landscaped areas, buffers, wetlands, and retention ponds on the site.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Up to 95 Detached Single-Family Residential Units and related accessory uses.
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Code.

B. Permissible Uses by Exception: NA

C. Limitations on Permitted or Permissible Uses by Exception: NA

D. Permitted Accessory Uses and Structures:

Pools, storage sheds and other accessory uses permitted with primary residential uses under the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

Minimum lot area: 6,000 square feet.

Minimum lot width: 60 feet (ten lots are a minimum of 70 feet).

Maximum lot coverage: 65% for all buildings and structures.

Maximum impervious surface ratio: 65%

Minimum front yard: Twenty (20) feet.

Minimum side yard: Five (5) feet side yards and combined ten (10) feet side yards.

Minimum rear yard: Ten (10) Feet.

Maximum height of structures: Thirty-five 35 Feet. The Homeowners' Declaration of Covenants, Conditions and Restrictions shall restrict houses on lots 1 through 22 and 83 through 95 as located on the New Site Plan to one story in height. Spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

- ##### B. Common Area Landscape Maintenance:
- The Applicant shall ensure the proper maintenance of all common areas, lawns and landscaped areas to be funded by mandatory homeowner's association fees.

C. Buffers:

Stormwater collection conveyances constructed in the 20 foot wide buffers described below shall be underground and generally consist of pipes, associated inlets and connection points. Use of a ditch-based stormwater collection system in lieu of underground stormwater pipes within this buffer area is prohibited.

Southeast boundary: (see Site Plan for detail as to location): Minimum 20 foot wide buffer containing drainage system and shade trees planted a minimum 25 feet on center.. An 8 foot high, 85% opaque vinyl fence will be required (i) on the property line as to lots 1-9, and (ii) on the development's side of the buffer as to lots 10-19. The location of the fence along the property line was requested by the adjacent property owner.

East boundary: (see Site Plan): Minimum 20 foot wide buffer containing drainage system and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque vinyl fence will be required on the developer's side of the buffer except where the buffer abuts natural and undisturbed areas within the adjacent, unopened right-of-way.

North boundary: A wetlands area exists along the north boundary.

Lots 83-95 on Revised Site Plan. Minimum 20 foot wide buffer containing drainage system and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque vinyl fence will be required on the development's side of the buffer.

D. Ingress, Egress and Circulation:

(1) **Parking Requirements:** The proposed PUD will provide integrated parking facilities to support the proposed residential community. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The homes will have integrated garages and sufficient driveway space to park at least two (2) cars without protruding into the internal subdivision sidewalks.

(2) **Vehicular Access:** Vehicular access to the Property shall be by way of New Berlin Road, substantially as shown in the Site Plan. The final location of the access point is subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and shall have a minimum of twenty-four feet of paving.

(3) **Pedestrian Circulation:** The Property will be developed with an internal sidewalk system pursuant to the 2030 Comprehensive Plan and the Land Development Procedures Manual facilitating ease of pedestrian access throughout the Property. The

location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Department. Developer shall construct a sidewalk in accordance with 2.2.2 of the Land Development Procedures Manual.

E. Signage:

(1) At such time as the Property has an approved access connection to New Berlin Road, the PUD shall be permitted dual single-faced signs flanking entrance road not to exceed 32 square feet in area and 8 feet in height and externally-illuminated for subdivision entrance off of New Berlin Road.

(2) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

(3) The area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

F. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville, unless otherwise approved by the Planning and Development Department.

G. Recreation and Open Space:

The site will contain approximately 24.78 acres of open space for wetlands, public landscaped areas, buffers, stormwater management areas, and pond areas. A recreational and open space fee would be due under section 656.420(b) for the City's use in this Planning District.

H. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

I. 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.

J. Wetlands

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

K. Temporary Uses.

Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

VI. 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 the existing and proposed uses within the Property and showing the general layout of the overall Property. The configuration of the development as depicted in the Exhibit E Site Plan is conceptual and revisions to the Site Plan, including access points and 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.

VII. 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 and complementary to the surrounding neighborhood and community as follows:

A. Is more efficient than would be possible through strict application of the Zoning Code;

The subject property is within the Low-Density Residential Land Use Category and within the Suburban Development Area. The proposed PUD would allow a single-family development with a density of approximately 2.14 units per gross acre, well under the threshold of 7 units per acre for the LDR Land Use Category. The PUD will bind the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this site. It allows for efficient use of land, resulting in lower development costs. This PUD would conform to the intent of Policy 1.1.12. as follows:

1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and

federal regulations.

- B. Is compatible with surrounding land uses and will improve the characteristics of the Surrounding area;**

As indicated in the 2030 Comprehensive Plan, this project fulfills the intent of the following Objective 6.3 to allow infill of new residential development in this Suburban area of the north side of Jacksonville. This site is surrounded by similar residential developments and has all of the necessary public infrastructure, utilities, and facilities available to serve this project.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed, and underutilized land within areas that already have the infrastructure, utilities, and public facilities while addressing the needs of City residents.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
This proposed PUD will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.**