

Blanding Townhome PUD Written Description

February 25, 2022

Future Land Use Map Designation: Low Density Residential
Zoning District: Planned Unit Development (Ordinance 2007-225-E) ⁽¹⁾

- (1) The Property originally included under Ordinance 2007-225-E has since been divided into two distinct parcels, under separate ownership, and are being developed independently from each other.

I. SUMMARY DESCRIPTION OF THE PLAN

Falcon Landing Apartments, LLC, ("the Applicant) proposes to rezone approximately 13.61 acres of property from Planned Unit Development (PUD) to PUD. The subject property is located east of Jammes Road between Gaskins Road to the north and Kohn Street to the south in west Jacksonville (Parcel RE # 097848-0250). The Property is more particularly described in the legal description attached hereto as **Exhibit "1"** (the "Property").

The Property has a 2030 Comprehensive Plan future land use designation of Low Density Residential (LDR) which permits 7 units per acre and is within the Suburban Priority Development Area. The Property is currently undeveloped/vacant. The Applicant proposes to develop the site as a small residential community consisting of up to 78 townhome dwelling units. The gross density will be approximately 5.77 units per acre.

The conceptual plan of development is illustrated on the Site Plan attached hereto as **Exhibit "E"**. The residential use will be limited to townhomes or condominiums. Vehicular access to the Property will be provided by a single private roadway from Jammes Road.

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

	Future Land Use	Zoning	Existing Use
North	LDR	RR-Acre	Single Family Residential
East	LDR and CGC	PUD (2007-225-E)	Apartments
South	LDR	RR-Acre	Single Family Residential
West	LDR	PUD (2002-162-E)	Single Family Residential

II. PUD DEVELOPMENT CRITERIA

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the *Zoning Code*: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

The PUD Site Plan is conceptual only and may be subject to change, due to site characteristics and design and engineering factors. The PUD Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

A. Permitted Uses

1. Unless otherwise noted below, development of up to 78 townhomes will meet the requirements set forth in Section 656.414 of the *Zoning Code*.

a. Permitted uses and structures.

- i. Townhomes (fee simple or condominium ownership).
- ii. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- iii. Live-work uses permitting home occupation meeting the performance standards and development criteria set forth in the Jacksonville Ordinance Code.
- iv. Parks, playgrounds, playfields, and recreational and community structures.
- v. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
- vi. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- vii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in the Jacksonville Ordinance Code.
- viii. On-site parking (surface or structured)

b. Additional criteria for townhome uses:

- i. Each building shall contain at least two (2) dwelling units and no more than ten (10) dwelling units.
- ii. There shall be one (1) additional guest parking space per every four (4) dwelling units.
- iii. Storage and/or parking of vehicles not in regular use, travel trailers, personal recreational vehicles, utility trailers, boats, motor homes, etc. shall be prohibited on the Property.

c. Permissible Uses by Exception: None.

d. Building setbacks, Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for all Townhome (fee simple) use.

- i. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for townhome (fee simple) use is:
 - (1) Width – Eighteen (18) feet (interior units)
Twenty-two (22) feet (end units)
 - (2) Area – One thousand (1,000) square feet.
 - ii. *Maximum lot coverage by all buildings.* Seventy (70) percent.
 - iii. *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:
 - (1) Front Twenty (20) feet measured from the front of the structure to the nearest boundary of the approved private road easement.
 - (2) Side Zero (0) feet between townhome units and the minimum distance between townhome buildings is twenty (20) feet.
 - (3) Rear Ten (10) feet.
 - iv. *Maximum height of structure.* Forty-five (45) feet.
- e. *Building setbacks, Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for all Townhome (condominium ownership) use.*
- i. *Minimum lot requirement (width and area):* None. Individual condominium units shall be measured from the perimeter of the condominium lot or street right-of-way line to the nearest part of the townhome envelope.
 - ii. *Maximum lot coverage by all buildings.* Seventy (70) percent.
 - iii. *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:
 - (1) Front Twenty (20) feet.
 - (2) Side Zero (0) feet between townhome units and the minimum distance between townhome buildings is twenty (20) feet.
 - (3) Rear Ten (10) feet.
 - iv. *Maximum height of structure.* Forty-five (45) feet.
- f. *Patios.* Patios, including screened patios with a structural roof, shall be permitted for each townhome dwelling unit.

B. Accessory Uses and Structures

Accessory uses and structures, including those set forth in Section 656.403 of the *Zoning Code*, are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve

operations or structures not in keeping with the character of the principle use and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards except air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the property line.
2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet.

C. Recreation

Even though active recreation/amenities are not required pursuant to Recreation and Open Space Element Policy 2.2.5 the 2030 Comprehensive Plan for a development this size, the Applicant intends to provide private recreation facilities within the PUD.

D. Access

The Site Plan attached hereto as **Exhibit "E"** addresses access and circulation within the site. Access to the site will generally be as shown on the Site Plan from Jammes Road. Internal access will be provided by a City approved private road or established by a private road easement across each individual lot, or as reviewed and approved by the City Traffic Engineer.

The entrance road and other internal roadways may be public or private. Private internal access roads may be gated. Internal access shall be provided by reciprocal easements among the driveways of the various parcels if ownership or occupancy is subdivided among more than one person or entity.

E. Signage

1. Two (2) single faced illuminated ground mounted or monument signs not to exceed twenty-four (24) square feet in size and twenty (20) feet in height are permitted on Jammes Road.
2. Directional signs indicating buildings, amenities, common areas, etc. are permitted. The design of these signs should complement the architectural vernacular of the townhomes. For predominantly vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual of Uniform Traffic Control Devices with decorative post(s) and finals.
3. Real estate signs and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted. Temporary sign(s) of a maximum of twelve (12) square feet in area and twelve (12) feet in height for model homes are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.

4. Signs required by environmental permitting to be posted in common areas such as stormwater management facilities shall be permitted.

F. Landscaping and Buffers

Landscaping will be in accordance with the multifamily requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. Unless otherwise agreed to by the Planning and Development Department, landscape buffers will be provided to screen the proposed multifamily residential development from surrounding single family uses as required by Section 656.1216 of the Zoning Code. A minimum ten (10) foot wide landscape buffer shall be provided along the entire boundary of the Property except that a minimum twenty (20) foot wide landscape buffer shall be provided along the entire northern perimeter boundary. Conserved wetland areas located along common property boundaries with adjacent residential properties to the south and east may serve as the required buffer.

G. Vehicular and Bicycle Parking

1. Vehicular Parking:

- a. There shall be a minimum of two (2) parking spaces provided for each townhome. The minimum number of spaces shall be provided on-site within a single or double car garage, and/or in combination with a driveway parking spot. Driveway parking spots shall be a minimum of twenty (20) feet in length, measured between the garage entrance and the sidewalk, such that a car parked in the driveway will not encroach into the sidewalk.
- b. There shall be one (1) additional guest off-street parking space per every four (4) townhome dwelling units.

2. Bicycle parking shall be provided at 0.125 spaces per dwelling unit and may be provided anywhere within the Property boundaries.

H. Pedestrian Circulation System

An internal sidewalk will be constructed along at least one side of the internal roads within the Property subject to the review and approval of the City traffic engineer and the Planning and Development Department. An external sidewalk already exists along the Property's Jammes Road frontage.

I. Utilities

Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA. The Developers will design and construct each residence to furnish adequate fire protection.

J. Temporary Uses

Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.

K. Stormwater Retention

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

L. Architectural Design

Buildings, structures, and signage shall be constructed and painted with materials which are aesthetically compatible.

M. Phasing

The development of the PUD will vary due to market conditions. Upon approval of construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential buildings within the PUD prior to the recordation of the plat.

N. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the *Zoning Code*. Provided, however, that the Site Plan may be revised to decrease the size of the building(s) and to increase the size of the parking area without an administrative deviation, minor modification, or rezoning, if the revised site plan meets the PUD Development Criteria provided herein. Additional uses may be permitted through a PUD rezoning.

O. Pre-application Conference: A pre-application conference with the Planning and Development Department was held April 23, 2021 at 2:30 p.m.

P. Justification for the PUD Rezoning: The current PUD allows for the development of the western half of a multi-family project. This new PUD will contain townhomes with a common scheme of development with regard to architectural appearance, signage, and landscaping. Additionally, a significant portion of the Property will be preserved as conservation. The PUD design results in minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses.

Q. Difference from Usual Application of the Zoning Code: The PUD differs the usual application of the *Zoning Code* in the following respects:

Element	Zoning Code	Proposed PUD
Minimum Lot Width	Sec. 656.306.A.II(d)(2)(i): Width – 60 feet.	Eighteen (18) feet for interior units; twenty-two (22) feet for end units
Minimum Lot Area	Sec. 656.306.A.II(d)(2)(ii)(A): RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.	One thousand (1,000) square feet.
Maximum Lot Coverage by All Buildings and Structures	Sec. 656.306.A.II(e): 50 percent.	Seventy (70) percent

Element	Zoning Code	Proposed PUD
Building Separation	Sec. 656.306.A.II(f): A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.	The minimum distance between townhome buildings is twenty (20) feet.
Real Estate Signage	Sec. 656.1306: In addition to any other signs allowed, any lot may have erected on it a temporary, nonilluminated real estate sign not exceeding 24 square feet in area, but only when such property is actually for sale or rent; provided that in RR and RLD districts the sign shall be no greater than four square feet. For the purpose of this Section, the term "lot" shall include the entire area: (1) within the legal boundaries of the lot itself, and (2) between five feet from the edge of the pavement and ten feet from the nearest intersection or driveway, and the front lot boundary line of a single family residential lot (in the case of corner lots, both front lot lines shall be considered). In the event that any portion of this Section is declared invalid, unenforceable, unconstitutional or void or is permanently enjoined, then thereafter no signs shall be erected pursuant to this Section.	Real estate signs and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted
Off-Street Parking	Sec. 656.604(a)(2): One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees. In determining the number of bedrooms, rooms depicted as dens, studios and similarly depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required. Notwithstanding the provisions of this Section, two off-street parking spaces shall be required for each townhome or condominium. Additionally, one guest parking space shall be provided for every three townhome or condominium units.	There shall be a minimum of two (2) parking spaces provided for each townhome. One (1) additional guest parking space shall be provided for every four (4) townhome dwelling units.
Off-Street Parking of Bicycles	Sec. 656.608(a)(2): 0.125 spaces on-site per bedroom	0.125 spaces on-site per dwelling unit

III. PUD REVIEW CRITERIA

1. **Consistency with Comprehensive Plan:** The Property is located within the LDR future land use category according to the Future Land Use Map of the 2030 Comprehensive Plan and is zoned PUD. The LDR category permits residential development of up to seven (7) units an acre. As described above, the PUD permits a maximum of 78 residential dwelling units on the Property at a gross density of 5.77 units per acre and therefore would be consistent.

FLUE Objective 1.1: It will promote infill development, efficient use of infrastructure, a compact pattern of land use, resulting in economical and efficient provision of public services.

FLUE Policy 1.1.10: The proposed rezoning utilizes the PUD district to provide a unified scheme for wetland protection and maintenance, stormwater management, and common area and roadway access and maintenance. The common scheme of development provides for a combination of complementary uses.

FLUE Policy 1.1.20: The proposed plan of development maintains compact and compatible uses of land that results in an efficient traffic circulation system.

2. **Roadways/Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the Concurrency Management System. The Property is subject to Fair Share Agreement #43450, which became effective June 21, 2006.
3. **Allocation of Residential Land Use:** The development proposes several residential units consistent with the LDR future land use category and is within the allocation set forth in the Comprehensive Plan.
4. **Internal Compatibility:** The PUD provides for integrated design and compatible uses.
5. **External Compatibility/Intensity of Development:** The development is consistent and comparable to the planned and permitted development in the area. Higher density single family residential properties (in the MDR land use) are located to the north of the Property while LDR single family uses surround all sides of the Property. The development will provide a compatible transitional use from the commercial uses east of the Property to the residential uses west, north and south of the Property. Unless otherwise agreed to by the Planning and Development Department, a minimum 10-foot-wide landscape buffer shall be maintained along the perimeter of the Property except that a minimum 20-foot-wide landscape buffer will be maintained along the northern perimeter. These protective measures help assure the proposed development is compatible in both intensity and density with these surrounding developments and zoning districts.
6. **Maintenance of Common Area and Infrastructure:** The internal access roadways will be private and maintained by an owners' association. All other common areas, including recreation and the stormwater management system will be maintained by the owners' association. A master irrigation system and basic lawn/landscaping maintenance will also be provided and maintained by the owners' association.
7. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.
8. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements. All conserved wetland areas shall have a minimum 15-foot-wide/average 25-foot-wide upland buffer along the perimeter.
9. **Listed Species Regulations:** The Property is less than forty (40) acres thus no Listed Species Survey is included with the rezoning application.

PUD Name

Blanding Townhome

Land Use Table

Total gross acreage	13.61	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	
Total number of dwelling units		D.U.	
Multiple family	8.19	Acres	60 %
Total number of dwelling units	78	D.U.	
Commercial		Acres	
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space	5.42	Acres	40 %
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures	249,730	Sq. Ft.	42 %