

The Pointe at Greenland Chase PUD
 Written Description
March 26, 2020

I. PROJECT DESCRIPTION. The Pointe at Greenland Chase PUD is an approximately 13.6 acre project located east of Greenland Chase Boulevard and south of Greenland Road, near Interstate 95. This application would allow for development of a townhome subdivision. The companion application to amend the Comprehensive Plan seeks the Medium Density Residential designation, which allows up to twenty (20) units per acre. The property is in the Suburban Development Area. The current zoning is Light Industrial (IL) (approx. 8.54 acres) on the westerly 2/3 of the site, and IBP (approx. 5.06 acres) on the easterly 1/3 of the site. The current IL zoning allows for a variety of non-residential uses by right, including office, warehousing, fabrication, service stations, outside storage, truck terminals, and bulk storage yards. The current IBP zoning district allows for office, warehousing, distribution, hospitals, vocational schools and other uses. Residential uses exist east and west of the property.

Surrounding land uses:

	Land Use	Zoning	Use
North	LI	IL, IBP	1-story office buildings and flex space
East	LDR	RLD-60	Single family residential
South	MDR	PUD (Greenland Chase)	Single family residential
West	MDR	PUD (Greenland Chase)	Single family residential

Greenland Road is the major area thoroughfare and is a four-lane facility. A traffic light exists at Greenland Chase Boulevard and Greenland Road.

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Townhomes.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.

6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
 11. 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.
- B. Density. The maximum gross density of the PUD shall not exceed 12 units per gross acre. The PUD site plan proposes development of 136 single family townhomes on the property, together with active recreation areas.
- C. Permitted accessory uses and structures. Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with section 656.403, Jacksonville Zoning Code (March 2020).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
 - a) Width – fifteen (15) feet; 25 feet for end units.
 - b) Area – 1,500 square feet.
 2. Maximum lot coverage by buildings and structures at ground level: 70%
 3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a) Front – 20 feet to the garage face and 15 feet to other portions of the building façade.
 - b) Side – 0 feet; 10 feet for end units.

c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond. HVAC units may be placed in the required rear yard.

4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (March 2020).

G. Impervious surface ratios. The maximum impervious surface ratio is 75%.

H. Recreation. Consistent with the Comprehensive Plan and sections 656.414(a), 656.420(d) and 656.1210, the proposed project is required to provide a minimum 150 square feet of active recreation area per dwelling unit.

I. Differences from usual application of Zoning Code. (Comparing to RMD-TNH zoning)

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RMD-TNH, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification.

2. A PUD Site Plan is included with this application, showing the areas proposed for homes, stormwater ponds, access and recreation areas. A rezoning to a conventional zoning district does not require a site plan.

3. The setback requirements are streamlined and clarified. Where sidewalks abut townhome front yards, the sidewalks will be within the right-of-way.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit. In addition, one guest parking space shall be provided for every three townhome units.

2. Vehicular Access. Vehicular access shall be provided via a single access point on Greenland Chase Boulevard as shown on the Site Plan.

3. Pedestrian Access. A pedestrian circulation plan is shown on the Site Plan and provides for a 5 foot wide sidewalk along one side of the outside streets within the project, connecting to the recreation areas and the project entrance.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (March 2020), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance.

- C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (March 2020). As a transition between “uncomplimentary uses” under the Zoning Code, an uncomplimentary use buffer (section 656.1216, Zoning Code (March 2020)) will be provided where townhome lots are adjacent to single family lots on the east and south boundaries of the project. A 6 foot high vinyl fence would be installed along the project boundary within the area of the uncomplimentary use buffer.
- D. Open space. At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.
- E. Utilities. Utilities will be provided by JEA or its successor(s).
- F. Wetlands. No wetlands impacts are anticipated. However, any wetlands impacts will be mitigated in accordance with state and federal regulations.
- G. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- H. Schedule. Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
- I. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owners association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
- J. Conformance to Zoning Overlay. Not applicable.

IV. 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. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of

Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site is currently vacant and cleared.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the companion future land use amendment for the property with residential uses on a site bordered by residential and office uses. It will also allow for a single-family townhome subdivision with more diversity in lot sizes in the immediate vicinity.

Goal 3 -- To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the proposed future land use designation for the property. Development will allow for more efficient delivery of urban services in the Greenland Road area.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

- B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- C. Allocation of residential land use. The residential uses proposed in this PUD would be in an area designated for medium density residential uses under the Comprehensive Plan.
- D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Greenland Chase Boulevard near its intersection with Greenland Road, a signalized intersection.
- E. External compatibility/intensity of development. On the west boundary, south of the proposed project entrance, an existing buffer area separates the property from Greenland Chase Boulevard. A six-foot-high, at least 95% opaque vinyl fence will be provided where townhome lots abut existing single-family homes outside of the PUD. As to other boundaries of the PUD, the proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.
- F. Recreation/open space. A minimum of 150 square feet of active recreation area will be provided per dwelling unit.
- G. Impact on wetlands. No wetlands impacts are anticipated. However, should there be wetlands impacts associated with the development of the property, they will be fully mitigated under state and federal regulations.
- H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- I. Off-Street parking & loading. See the parking requirements proposed above.
- J. Sidewalks, trails & bikeways. The proposed pedestrian circulation plan is part of the Site Plan and allows for pedestrian circulation as well as an opportunity for a walking loop for exercise within the project.

VIII. DEVELOPMENT TEAM

- A. Developer:
KB Home
attn: Chris Hill, Senior Forward Planner
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256
(904) 596-6631
- B. Engineer:
James K. Johns, P.E.
Solid Rock Engineering Consultants, Inc.

10365 South Hood Road, Suite 206
Jacksonville, FL 32257
(904) 425-6711

- C. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
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- IX. Landowners, Tax Parcel Identification and Addresses:
1. # 157125 0000, Greenland Commerce LLC, 6100 Greenland Road
 2. # 157134 0000, Greenland Commerce LLC, 6046 Greenland Road