

WRITTEN DESCRIPTION

**Pecan Park PUD
RE# 108137-0000**

September 1, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 92.20 acres of property from IL to PUD. The parcel is located on the West side of Main St. N, South of Pecan Park Rd.

The subject property is currently owned by Francine Trager Kempner Revocable Trust 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 LI and IL, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LI portion to MDR. Surrounding uses include: LI/IL to the north (vacant land); LI/IL to the west (Vacant land); LI/IL to the south (Vacant land, Warehousing, Apartments); and CCG/CCG-2, LDR/RLD-120, and LDR/PUD to the West (Single Family homes). The site will be developed as residential, between single-family homes and townhomes (as per the attached site plan).

Project Name: Pecan Park PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 92.20 acres

Total number of dwelling units: not to exceed 363 units

Total amount of non-residential floor area: N/A

Total amount of recreation area: 2.70 acres, 4.61 acres of open space

Total amount of public/private rights of way: 10.14 acres

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

28.58 acres

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses - Parcel A (62.07 acres):

1. Multiple-family dwellings
2. Townhomes
3. Single-Family dwellings
4. Assisted living facilities
5. Home occupations meeting the performance standards and development criteria set forth in Part 4
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
7. Day care centers meeting the performance standards and development criteria set forth in Part 4
8. Nursing homes
9. Commercial Neighborhood Retail Sales and Service or Professional Office
10. Group care homes

B. Permitted Uses - Parcel B (30.17 acres):

1. Conservation

C. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements

A.1. Single-family dwellings (not to exceed 217 units):

- (1) Minimum lot width – 40 feet

- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 60%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.2. Townhomes (not to exceed 146 units):

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to [Chapter 654](#), Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
 - (1) Minimum lot width - 15 feet; 20 feet for end units
 - (2) Minimum lot area - 1,500 square feet
 - (3) Maximum lot coverage by all buildings - 70 percent
 - (4) Minimum yard requirements:
 - (a) Front - 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
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
 - (5) 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.*

Vehicular access to the Property shall be by way of Hyatt 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.

The internal circulation will be provided by a 50' foot right of way, with a sidewalk on one side of the road.

(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 twenty-four (24) square feet in area, and not to exceed 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 2030 Comprehensive Plan and 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.

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

VII. STATEMENTS

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

The proposed PUD allows for a mix of residential uses needed for housing in the vicinity. The proposed uses will create a transition between the low density housing to the West, and the surrounding commercial and industrial designations.

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.

VIII. 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, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for housing.