

Pritchard Road PUD

Written Description

January 13, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE # 003362 0000
- B. Current Land Use Designation: LDR
- C. Proposed Land Use Designation: MDR
- D. Current Zoning District: RR-Acre
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Applicant proposes to rezone approximately 8.38 acres of property located in the southwest quadrant of the intersection of Pritchard Road and Jones Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (the “PUD”) zoning district is being sought to provide for the development of the Property with townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated November 6, 2024 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The proposed development of the Property with paired villas is consistent and compatible with the surrounding area, including several townhome developments nearby, one existing across Jones Road to the east and others recently entitled. Given its location, development of the Property with residential uses would be appropriate to support the abundance of commercial and industrial uses in the adjacent Westlake PUD adopted pursuant to Ordinance 2007-0394-E, which abuts the Property to the west. Further, the proposed development would continue the positive trend of providing more variety in housing opportunities for employees and residents in the area, and the future residents would have a convenient opportunity to enjoy the recreational uses in the adjacent Cisco Gardens Park. The Property sits at the intersection of Pritchard Road, a Minor Arterial road, and Jones Road, a Collector road, according to the Functional Highway Classification Map of the 2045 Comprehensive Plan.

The Property lies within the Low Density Residential (LDR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Medium Density Residential (MDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre	Single-Family Residential
East	MDR	PUD	Townhomes; Commercial; Vacant
North	LDR	RR-Acre	Cisco Gardens Park
West	MU	PUD	Vacant

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the MDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed twenty (20) dwelling units per acre.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Single-family dwellings.
 - b. Multiple-family dwellings.
 - c. Townhomes, including paired villas, subject to Section III.D.1. herein.
 - d. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - e. Housing for the elderly.

- f. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - g. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - h. Mail center.
 - i. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - j. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
 - k. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed herein as permitted uses) and permissible by exception in the RMD-D zoning district.

D. Lot Requirements

- 1. *Townhomes and paired villas.* The requirements of Section 656.414 of the Zoning Code at the time this PUD is approved shall apply to townhomes and paired villas developed on the Property, except the front yard setback shall be as follows: 20 feet from the back edge of the curb, whether sidewalks exist or not, to the garage face and 15 feet to the building façade, whether sidewalks exist or not; 15 feet, if access to garage is from an alley.

E. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

F. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

- 1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Recreation

Active recreation on the Property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

B. Access

Access will be provided as shown on the Site Plan via Jones Road, a Collector road, according to the Functional Highway Classification Map of the 2045 Comprehensive Plan. Interior access drives and roadways may be either privately owned or dedicated to the City of Jacksonville. If privately owned, the interior access roads will be maintained by the owner, an owners' association and/or a management company. As well, if privately owned, the internal access drive(s) may be gated at the developer's or owner's option. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

C. Phasing

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

D. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

E. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-D zoning district.

F. Landscaping/Buffering

Landscaping and buffering will be provided in accordance with Part 12 of the City’s Zoning Code, with the following additional and superseding provisions:

1. Any required buffers on the Property may include passive recreation, underground utilities, sidewalks, any required building/structure setbacks, stormwater retention ponds and facilities, drainage swales, landscaping, landscape easements, signage easements, yards of lots within the PUD, visual screening, wetlands and other conservation lands.

As a point of clarification, the northern border of the Property is subject to the uncomplimentary buffer requirements of Section 656.1216 of the Zoning Code. On the City’s property appraiser’s GIS map, RE # 003362-0010 does not appear to extend westerly the entire length of the subject Property. However, upon investigation, we discovered that RE # 003362-0010 and the ownership thereof does in fact extend westerly the entire length of the subject Property. As such, the Property does not abut the Pritchard Road right-of-way along the northern border and is not subject to the requirements of Section 656.1222 of the Zoning Code along that border.

G. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

H. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2024), except that no guest parking spaces shall be required for townhomes or paired villas with 2-car garages. The development will have ample parking within the garages and driveways, without providing additional guest parking for townhomes and paired villas with 2-car garages. Townhome units within each paired villa are intended to be developed with 1-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.

I. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

J. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RMD-D.

K. Utilities

Electric power, water and sewer will be provided by JEA.

L. Pre-application Conference

A pre-application conference was held regarding this application on February 14, 2024.

V. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of the Property with townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development. As described in greater detail above, this type of development at this location is needed to provide adequate housing choices and opportunities for residents and employees in this area of the City.

VI. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successors to this Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for site-specific setback requirements for townhomes and paired villas.
4. It includes variations from the landscaping and buffering provisions.
5. It allows for reduced guest parking for townhomes and paired villas with two-car garages.
6. It permits on-site, temporary construction offices/models unit/sales and leasing offices.
7. It limits permitted uses on the property, as compared to those uses permitted in the RMD zoning districts.

VII. Names of Development Team

- Applicant/Developer: Atlee Development Group, Inc.
- Engineer: Construction & Engineering Services Consultants, Inc. (C&ES)
- Builder: Richmond American Homes
- Agent: Roger Towers, P.A.

VIII. Land Use Table

A Land Use Table is attached hereto as Exhibit “F.”

IX. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the MDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

8. Listed Species Regulations:

The Property is less than fifty acres and therefore a listed species survey is not required.

9. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

EXHIBIT F

PUD Name

ATLEE JONES PRITCHARD TOWNHOMES

Land Use Table

Total gross acreage	7.87 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	3.78 Acres	48 %
Total number of dwelling units	80 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use (lift station)	0.04 Acres	0.5 %
Active recreation and/or open space *	1.62 Acres	21 %
Passive open space **	0.75 Acres	9.5 %
Public and private right-of-way ***	1.68 Acres	21 %
Maximum coverage of buildings and structures	164,818 Sq. Ft.	48 %

* Includes pond, sidewalks, driveways (outside private right-of-way), and space between buildings including front & backyards (outside private right-of-way)

** Landscape buffers only

*** Includes proposed driveway and sidewalks