

PUD WRITTEN DESCRIPTION
Kirk Russell Road PUD
September 2, 2021
RE # 108315-0250 & 108316-0000

I. PROJECT DESCRIPTION

- | | | |
|-----------|----------------------------|------------------------------|
| A. | Project Name: | Kirk Russell Road PUD |
| B. | Project Architect/Planner: | Corner Lot Development Group |
| C. | Project Engineer: | Corner Lot Development Group |
| D. | Project Developer: | Corner Lot Development Group |

The subject property is identified under Real Estate Numbers 108315-0250 & 108316-0000. The property contains 11.82 acres on the East side of Main Street, south of Pecan Park Road. Currently, the property has an LDR Future Land Use Map designation, with RLD-100A zoning designation. This PUD will allow up to 60 detached single-family homes.

II. QUANTITATIVE DATA

Total Acreage:	11.82 acres
Total Number of Dwelling Units:	Up to 66 Single family units
Total amount of non-residential floor area:	N/A
Total amount of active recreation area:	N/A
Total amount of passive/open space:	1.32 acres
Total amount of public/private rights of way:	TBD
Total amount of land coverage of all buildings and structures over the entire property:	7.68 acres
Phase schedule of construction (include initiation dates and completion dates):	Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures

- (1) Single-family dwellings.
- (2) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.

B. Permitted Use and Structures by Exception.

N/A

C. Permitted Accessory Use and Structures.

1. Accessory uses allowed in accordance with Section 656.403.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot requirements (Yellow lots on site plan).
 - a. Minimum lot width – 40 feet.
 - b. Minimum lot area – 4,000 square feet.
- (2) Minimum lot requirements (Green lots on site plan).
 - a. Minimum lot width – 50 feet.
 - b. Minimum lot area – 4,500 square feet.
- (3) Maximum lot coverage – 65%.
- (4) Minimum yard requirements.
 - a. Front – 20 feet.
 - b. Side – 3 feet.
 - 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 via Kirk Road, Russell Avenue and Norman Avenue, substantially as shown on the site plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) Pedestrian Access:

Pedestrian access shall be provided by sidewalks installed on one side of the street.

C. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

D. Landscaping.

The Property shall be developed in accordance with Part 12 of the Zoning Code.

E. Recreation and Open Space.

Recreation standards shall be in accordance with §656.420(c), Zoning Code.

F. Utilities.

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands.

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

H. Site Plan and Modifications.

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

V. 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.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses and building height. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of urban design of the site;
- B. Allows for a mix of products but are nonetheless consistent with adjoining uses;
- C. A mix of product allows for a more efficient use of the land;
- D. Provide an environment that will meet the characteristics of the surrounding area.
- E. Supportive of property values and a substantial improvement of the quality of development potential on the property as of the date hereof; and,
- F. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

VII. DEVIATIONS REQUESTED.

None

VIII. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** According to the Future Land Use Map Series (FLUMs) of the 2030 Comprehensive Plan, the designated Land Use Category is LDR. If the PUD is approved, the site will be consistent with the LDR Land Use Category and the Comprehensive Plan.
- B. **Consistency with the Concurrency Management System.** The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO).
- C. **Allocation of Commercial Land Use.** This is a residential PUD.
- D. **Internal Compatibility Vehicular Access.** The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.
- E. **External Compatibility/Intensity of Development.** The Property is located in an

existing residential area along North Main Street. The aesthetic and design guidelines will be consistent with the residential development in the general area.

- F. Recreation/Open Space.** As per the 2030 Comprehensive Plan. The lake or water feature will be used as passive recreation for the site.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. Listed Species Regulations.** A listed species survey will not be required.