

WRITTEN DESCRIPTION

Owens Road PUD

RE# 106256-0010, 106256-1000, 106256-2000, 106260-0000, 108138-0000

September 16, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 131.2 acres of property from IL to PUD. The parcel is located on the west side of I-95, north of Owens Road.

The subject property is currently owned by RMM Ventures, 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: IL/LI. The property is currently vacant. Surrounding uses include: IL/LI to the west, north and east (vacant); CGC/PUD to the south (vacant). The site will be developed with three parcels. Parcel A will be developed as single family development, as per the attached site plan. Parcel B will be developed with townhome uses, as per the attached site plan. Parcel C will be developed as a multi-family development, as per the attached site plan. The combined number of units in the single family, multi-family and townhomes shall not exceed 750 units.

Project Name: Owens Road PUD

Project Architect/Planner: England-Thims & Miller, Inc.

Project Engineer: England-Thims & Miller, Inc.

Project Developer: Dream Finders Homes

II. QUANTITATIVE DATA

Total Acreage: 131.2 acres

Total Acreage of residential: 93.68 acres

Total number of dwelling units: Not to exceed 750 units

Total Acreage of commercial: N/A

Total amount of non-residential floor area: TBD

Total amount of recreation area: TBD

Total amount of open space: 16.3 acres

Total amount of public/private rights of way: TBD

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

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

Single phase development

III. USES AND RESTRICTIONS (PARCELS “A and B”)

A. Permitted Uses:

1. Multi-family dwellings (RMD-D)
2. Townhomes
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES (PARCELS “A and B”)

A. Lot Requirements (Multi-Family):

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 30 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet

- (6) *Maximum height of structures:* 45 feet

Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 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
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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, except the ratio shall be 1.8 per unit.
- (2) *Vehicular Access.*
- a. Vehicular access to the Property shall be by way of Owens 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.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (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 sixty (60) square feet in area for each face or sign and twenty (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 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.

V. USES AND RESTRICTIONS (PARCEL "C")

A. Permitted Uses:

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

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

VI. DESIGN GUIDELINES (PARCEL “C”)

A.1 Lot Requirements (Single-Family Residential Uses). Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

Minimum lot area:	4,000 s.f.	5,000 s.f.
Minimum lot width:	40 ft.	50 ft.
Maximum lot coverage:	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.
Minimum side yard:	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.

A.2 Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 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
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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.*

- c. Vehicular access to the Property shall be by way of Owens 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.
- d. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- b. 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 sixty (60) square feet in area for each face or sign and twenty (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 Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

The site shall comply with the requirements of the 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.

H. FAA/Jacksonville International Airport

A portion of the development is within the 60 DNL noise contour. The federal aviation

administration does not consider noise sensitive land uses within the 60 DNL to be significantly impacted. Additionally, the height of the development may or may not fall within protective air space surfaces. As such, the developer shall submit a 7460-1 notice of proposed construction at the appropriate time.

VII. TRANSPORTATION OPERATIONAL ANALYSIS

A traffic operational analysis using a methodology agreed upon between the developer, FDOT and the City of Jacksonville has been completed. A copy of which is attached hereto.

VIII. 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.

IX. STATEMENTS

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

The proposed PUD allows for a mix of uses in a single PUD application. There are additional limitations on the maximums and minimums to fit the product line, but consistent with the spirit of the Zoning Code.

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.

X. 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.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Allows for alternate use to meet market demands.