

WRITTEN DESCRIPTION

Dinsmore Dunn Avenue PUD
RE# 04258-0690
February 22, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 6.45 acres of property from PUD to PUD. The parcel is located on the North side of Dunn Avenue, West of V.C. Johnson Road. The subject property is currently owned by Innovative Health Care Properties II, LLC, 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 CGC and PUD, respectively, and is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the CGC portion to MDR. Surrounding uses include: LDR/RR-Acre; CGC/CCG-1; and RPI/PUD.

The existing PUD allows for 133 dwelling units of an assisted living facility. Due to market changes, the proposed PUD seeks to replace the assisted living facility with a multiple-family product and supporting commercial sale and service, with less residential density.

Project Name: Dinsmore Dunn Avenue PUD

Project Architect/Planner: Daniel Sagan Architect

Project Engineer: TBD

Project Developer: Dewayne Harvey

II. QUANTITATIVE DATA

Total Acreage: 6.45 acres

Total number of dwelling units: not to exceed 112

Total amount of non-residential floor area: 3,500 sq. ft.

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: 102,900 sq.ft.

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings
2. Housing for the elderly
3. Assisted living facilities
4. Home occupations 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. Nursing homes
7. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
8. Commercial retail sales and service establishment, not to exceed 3,500 gross square feet.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

Detached Garage structures shall be permitted as referenced on the Site Plan.

IV. DESIGN GUIDELINES

A. Lot Requirements – Multiple-Family Dwellings:

- | | | |
|-----|-----------------------|--|
| (a) | Minimum lot area: | 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 20 units per acre |
| (b) | Minimum lot width: | 60 feet |
| (c) | Maximum lot coverage: | 50 percent |
| (d) | Minimum front yard: | 20 feet |
| (e) | Minimum side yard: | 10 feet |

- (f) Minimum rear yard: 10 feet
- (g) Maximum height of structures: 35 feet

B. Lot Requirements – Commercial retail (not to exceed 3,500 sq. ft.):

(1) Minimum lot requirements (width and area): None

(2) Minimum yard requirements:

(a) Front — 10 feet

(b) Side — None.

(c) Rear — 10 feet.

(3) Maximum Height of Structures: 35 feet

C. Lot Requirements – Housing for the Elderly, Assisted Living Facilities, Nursing Homes

(a) per existing Zoning Code

D. 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 Dunn Avenue, 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.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

E. Signs.

(1) One (1) double faced or two (2) single faced non-illuminated or externally illuminated signs, not to exceed twenty-four (24) square feet in area, and not to exceed 8 feet in height, which shall be a monument sign.

- (1) Directional signs shall not exceed four (4) square feet.
- (2) 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.
- (3) Each building shall be allowed (1) one identity sign to be monument in style, not over (6) six feet high with a sign face of (50) fifty square feet.

F. 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.

G. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

H. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

I. 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 uses needed for housing in the vicinity. Additionally, the proposed PUD plans to lower the allowed density currently entitled on the site, and provide for a more efficient use of the property.

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