

WRITTEN DESCRIPTION

Name of PUD: San Jose and Mandarin Meadows PUD

Date: July 9, 2020

Current Zoning District: CO, PUD

Current Land Use Designation: RPI, CGC

Proposed Zoning District: PUD

Proposed Land use Designation: RPI

RE #: 158188-0010, 158187-0000, 159136-0010, 159137-0000, 159135-0000

I. PROJECT DESCRIPTION

The applicant proposes to rezone 8.98 acres of property from CO and PUD to PUD. The land is located on the East side of San Jose boulevard and half a mile north of Julington Creek.

This property is currently vacant and designated RPI and CGC on the future land use map. Surrounding uses include NC/CCG-1 and MDR/RMD-D to the North, LDR/RLD-60 to the East, RPI/CO and CGC/CCG-1 to the south, and RPI/CO to the East across San Jose Boulevard. The site will be developed as multi-family apartments, per the attached site plan.

Project Name: San Jose and Mandarin Meadows PUD

Project Architect/Planner: N/A

Project Engineer: ETM, Inc.

Project Developer: RISE

II. QUANTITATIVE DATA

Total Acreage: 8.98 acres

Total number of dwelling units: 260

Total amount of non-residential floor area: 9,620 SF

Total amount of recreation area: 23,670 SF

Total amount of open space: 1.29 Acres

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

Total amount of land coverage of all buildings and structures: 109,500 SF

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

Project will be completed in a single phase.

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures in Site A:

- (1) Single-family dwellings.
- (2) Multiple-family dwellings.
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (4) Medical and dental office or clinics (but not hospitals).
- (5) Professional and business offices.
- (6) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (7) Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- (9) Banks without drive-through, savings and loan institutions, and similar uses.
- (10) Hospice facilities.
- (11) Employment office (but not a day labor pool).

B. Permitted Accessory Uses and Structures in Site A:

- (1) Accessory uses allowed in accordance with Section 656.403.

C. Permitted uses and Structures in Site B:

- (1) Stormwater retention
- (2) Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted Accessory Uses and Structures in Site B:

- 1. Accessory uses allowed in accordance with Section 656.403.

IV. STATEMENTS

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

The PUD limits uses from the usual Zoning Code application and allows infill of land to support the surrounding area.

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.

V. DESIGN GUIDELINES

A. Multi-family Lot Requirements

- (1) *Minimum lot area:* 1,100 square feet for each unit not to exceed 35 units per acre
- (2) *Maximum lot coverage:* 60 percent

(3) *Maximum height of structures: 65 feet*

(4) *Minimum yard requirements:*

All uses:

- I. Front—10 feet.
- II. Side—5 feet.
- III. Rear—10 feet.

B. Non-Multifamily Lot Requirements

(1) As set forth in 656.311.A.3. (Commercial, Residential, and Office District)

C. Ingress, Egress and Circulation

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.35 spaces per unit.
- b. Bike parking – 2% of required vehicular parking
- c. Loading Area – 1 space 10' x 20'

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of San Jose Blvd., 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.

D. 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.

E. Landscaping

The Property shall be developed in accordance with the existing landscaping.

F. Recreation and Open Space

See Exhibit F.

G. Utilities

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

H. Wetlands

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

I. Buffers

Appropriate landscaping, fencing or walls shall be provided between uncomplimentary land uses or zoning districts as shown on the site plan.

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. 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. Provides more substantial buffers than required by regular application of the zoning code between potentially incompatible uses;

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

C. Provides mix of housing options not currently provided in the area.