

Forest Trails

Written Description

Date: September 1, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Low Density Residential (LDR)
- B. Current Zoning District: Residential Low Density-60 (RLD-60)
- C. Requested Zoning District: PUD
- D. RE #: 123468-0010
- E. Project Planner: Folks Huxford
- F. Project Engineer: N/A
- G. Project Developer: Holstar, LLC.

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 15.96± acres of property from RLD-60 to PUD. The current owner has acquired the property with the intent of developing up to 46 duplex structures for a total of 86 residential units on the parcel. Given the acreage this equates to a density of about 5 units per acre. The LDR Category permits densities of up to 7 units per acre. Additionally, in an effort to make the units more affordable, the developer would propose to cluster the units on the western portion of the property, reducing infrastructure costs that translate into lower priced attached, single-family homes. Additionally, by doing this the project can promote and preserve the wetland areas located to the east.

This new PUD would be similar to a nearby development (613 feet away) owned by the City of Jacksonville and known as the Forest Meadows East Apartment Community. Forest Meadows East was originally constructed in 1981 and contains 63 units over ten acres, equating to a density of about 6 units per acre. When considering the uses in proximity, an Aldi, a Starbucks, as well as several restaurants less than one mile away, this project is ideally located for such homebuyers. The lower entry costs for this type of housing, combined with the proximity to needed services makes this an ideal location for such development. The creation of this new community is typical along such roadway corridors, where the parcels are considerably larger and able to be developed with numerous new residential homesites.

The subject property is located along Forest Boulevard, which is designated as a Collector Roadway according to the City's 2045 Comprehensive Plan. These types of roadways are appropriate for new development as they seek to collect traffic from area subdivisions and funnel them toward higher level designated corridors such as Atlantic Boulevard or Beach Boulevard. Currently, Forest Boulevard

operates at only 15% of its capacity, carrying about 15,300 vehicles less per day than it is capable of. It is also worth noting that the City's GIS depicts at least three other future developments along this corridor with two of those being north of the subject parcel and one further south. Each of these includes one or more larger tracts of land and are depicted as Laski Lane, Pine Bark Plance, and Forest Preserve Lane.

The subject Property is extensively deep, being more than a quarter of mile from Forest Boulevard to the eastern boundary of the parcel. All properties on all sides are designated LDR/ RLD-60 and developed with single family dwellings. Parcels to the west, across Forest Boulevard are considerably smaller in size and are again developed with single family dwellings. While the eastern half of the property is designated as wetlands, only a small portion of the eastern edge is located within a flood zone. Again, the intent of this development is to permit attached single-family dwellings, at a more affordable price point, while respecting the ecology and providing needed housing within our city. The topography of the parcel depicts a slight decline toward the east, where the wetlands and the flood zone exist, which is to be as expected. The developer would propose to commence construction as soon as entitlements and engineering are completed in order to provide housing consistent with market demands. The community and the homeowner's association that will govern it will be responsible for all maintenance and future operations of the development. This PUD is intended to provide needed housing for Jacksonville, in a responsible manner, preserving the wetland areas and will comply with all applicable standards of this PUD or the Zoning Code as the case may be. The PUD does not differ from the existing zoning district other than in the ability to utilize attached single-family dwellings, located on smaller parcels in effort to cluster the dwellings and preserve valuable wetland areas.

Permitted Uses

This PUD shall permit the following uses:

(a)

(1) A maximum of Eighty-Six (86) Townhomes

(b) *Permitted accessory uses.* See [Section 656.403](#).

A. **Minimum Lot and Building Requirements.**

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:

- a. Front – Twenty-Two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and Fifteen (15) feet to the building façade; Twenty-Two (22) feet from the back edge of curb where no sidewalks are located to the garage face and Fifteen (15) feet to the building facade

- b. Side – Zero (0) feet; Ten (10) feet between duplex structures.
- c. Rear – Ten (10) feet

Minimum Lot Requirements

Minimum Lot Area 1,500 square feet

Minimum Lot Width Twenty-One (21) feet.

- 2. ***Maximum Height of Structures.*** Thirty-Five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
 - 3. ***Maximum parcel coverage by all buildings -*** Seventy (70) percent.
- B. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping.
- C. **Access.** As shown on the Site Plan, access to the property shall only occur from Forest Boulevard , and the same shall be reviewed and approved by the City of Jacksonville.
- D. **Pedestrian Circulation.** Any required sidewalks shall be provided, consistent with the Comprehensive Plan.
- E. **Recreational/Open Space.** The development will provide the required area consistent with the 2045 Comprehensive Plan and the Zoning Code for such uses.
- F. **Signage.** The development shall include a 24 square foot Monument style sign, not exceeding 8 feet in height. Illumination of signage may be external illumination only.
- G. **Parking and Loading Requirements.** The proposed PUD will provide the required parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code.
- H. **Landscaping/Fencing/Screening.** The development will comply with all provisions of Part 12 of the Zoning Code.
- I. **Stormwater Retention.** Stormwater retention/detention systems will be developed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- J. **Utilities.** JEA will provide all electric power in addition to water and sewer services.

K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, may be required as the proposed development proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The LDR Category permits all uses intended by the developer and is actually less than similar existing development densities in the area. The proposed development is consistent with the following components of the 2030 Comprehensive Plan:

Goal 1, Objective 1.1, Policies 1.1.1, 1.1.7, 1.1.9, 1.1.17, 1.1.21, 1.1.22, Goal 3, Objective 3.1.

Roadways / Consistency with the Concurrency Management/ Mobility System. The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.

B. **Allocation of Residential Land Use.** This proposed development would not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan and is a lower density than the existing land use permits.

C. **Internal Compatibility/Vehicular Access.** The Site Plan addresses access to the property. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

D. **External Compatibility/Intensity of Development.** The proposed development would serve to promote the infill of lands within the Suburban Area of the City, being a component of logical growth and utilization of existing infrastructure in lieu of expansion of the same. Existing water lines along Forest Boulevard would serve the property and the developer would be responsible for extending sewer to the community, providing for the elimination of a larger portion of the community which is located in a Septic Tank Failure Area, a goal of the City and the 2045 Comprehensive Plan.

E. **Recreation/Open Space.** Private recreation will be allocated as per the Zoning Code.

F. **Impact on Wetlands.** Wetland impacts are being reduced or eliminated and any such impacts will be permitted through applicable agencies.

G. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

H. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use

I. **Sidewalks, Trails, and Bikeways.** The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

EXHIBIT F

PUD Name

Forest Trails PUD

Land Use Table

Total gross acreage	15.96 Acres	100 %
Amount of each different land use by acreage		
Single family	15.96 Acres	100 %
Total number of dwelling units	86 D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	7.96 Acres	49 %
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	174,240 Sq. Ft.	50 %