

# Revised South San Pablo Parkway PUD

## Written Description

July 16, 2021

### I. PURPOSE AND INTENT

It is the purpose and intent of the PUD to provide flexibility in design and development; to provide uses compatible with surrounding land use and zoning; to encourage the preservation of the natural site features, thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity and the general welfare of the community. The PUD will incorporate shared access, utilities, stormwater treatment and other development infrastructure.

### II. PLANNED UNIT DEVELOPMENT LOCATION

The Revised San Pablo Road PUD development is proposed to be located on a parcel of land containing approximately 7.17 acres of land, plus an access easement to San Pablo Parkway. The PUD is located on the west side of San Pablo Road and the east side of San Pablo Parkway.

### III. PLANNED UNIT DEVELOPMENT LAND USE DESCRIPTION

As depicted on the attached site plan, the property is proposed to be developed as a multi-family development. A more detailed description of the uses that will be allowed within the PUD and any use restriction application are contained herein.

The existing Comprehensive Plan land use designation for the subject property is RPI. The subject property is vacant and is currently located in the PUD zoning district, and controlled by Ordinance 2002-924-E (2002-924-# includes more lands than in this revised PUD).

The RPI land use designation allows up to 20 units per acre in multi-family use; however, the use may be increased to 30 units per acre, if a mix of uses is included. The site is part of a master planned development by the landowners running both north and south from the site along San Pablo Road, as well as across the road. The surrounding uses developed by the same owners include commercial general, multi-family and single family. That mix of uses justifies an increase in the density in excess of the 20 units per acre, specifically to the 28 units per acre requested by this PUD. The site will need to be subject of a site specific text amendment to the Comprehensive Plan, explaining the mix of uses in the general vicinity as a result of the master planning of the owner.

### IV. QUANTITATIVE DATA

|                                  |                              |
|----------------------------------|------------------------------|
| Total acreage:                   | 7.17 acres                   |
| Total number of dwelling units:  | Up to 175 multi-family units |
| Total amount of recreation area: | 1.18 acres                   |

Total amount of open space: TBD

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

## V. USES AND RESTRICTIONS

The PUD shall contain the following permitted uses and structures:

1. Multi-family dwellings, including accessory structures (garage) and/or amenity center (clubhouse).
2. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.

## VI. DESIGN GUIDELINES

### A. Lot Requirements

Minimum lot requirements 6,000 s.f. for first two family units and 2,900 s.f. for each additional unit, up to 30 units per acre

Maximum lot coverage 75%

Minimum yard requirements

- Front 20 feet
- Side 10 feet
- Rear 10 feet
- Accessory uses (including but not limited to, trash compactors, lift stations, and detached garages) will have a minimum 5' setback on all property lines.

Maximum height of all structures 55 feet

These lot and building requirements apply to the parcel as a whole.

### B. Parking Requirements/Loading Spaces/Bicycle Parking

The parking requirements for this development shall be consistent with Section 656.605 of the Zoning Code, except more specifically as described herein. Required parking ratio shall be 1.35 spaces per unit. No parking for bicycles or loading spaces shall be required.

### C. Vehicular Access

Vehicular access to the subject property will be via a roadway intersecting San Pablo Parkway. This access is depicted on the site plan and provided by easement.

Notwithstanding the aforementioned criteria, perimeter landscaping may be relocated within the perimeter or vehicular use area when reciprocal easements for access, ownership and maintenance are created.

D. Tree Protection and Landscape Requirements

The subject property will be developed in accordance with Part 12, Landscape Requirements of the Zoning Code. Notwithstanding the aforementioned criteria, perimeter landscaping may be relocated within the perimeter or vehicular use area when reciprocal easements for access, ownership and maintenance are created.

E. Signage

Signage shall comply with the Part 13 requirements for RMD-D zoning district .

Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.

F. Pedestrian Access and Circulation

External access is provided by access easement described in the legal description attached hereto.

Internal pedestrian access and circulation shall be consistent with the 2030 Comprehensive Plan.

VII. ADDITIONAL DEVELOPMENT CRITERIA

A. Retention

Stormwater will be treated in accordance with the surface water runoff requirements for the City of Jacksonville, as well as any and all State or local agency with jurisdiction over the same.

B. Phasing

The project will be developed in one phase.

C. Utilities

All street and drainage improvements, as well as any other public works/engineering related issues will be designed as constructed in accordance with the standards and specifications of the City of Jacksonville.

D. Wetlands/Environmental

There are wetlands on this site. They have been flagged and permitted.

VIII. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT

The proposed project is compatible with the City of Jacksonville's Comprehensive Plan. The proposed PUD written description and site plan:

1. Offer a creative approach to the development;
2. Provide a more desirable development environment than would be possible through the strict application of the minimum requirements of the Zoning Code;
3. Offer an efficient use of land resulting in lower development costs;
4. Provide for an environment that will improve the characteristics of the surrounding area; and
5. Enhance the appearance of the area through development criteria.

#### IX. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan. The site is designated RPI, according to the Future Land Use Map portion of the Comprehensive Plan. Multi-family development is a primary intended use in RPI and up to 30 units per acre where urban services are available.
- B. Consistency with Mobility Requirements. The proposed development will obtain a mobility certificate, as required.
- C. Allocation of Residential Land Use. N/A.
- D. Internal Compatibility. The site will be designed with good planning and best use of space, with regard to landscape, parking, onsite traffic circulation through the parking and drive through areas and pedestrian movement on the site as shown on the site plan.
- E. External Compatibility. The site is located in an area where commercial development (including office, retail, service and institutional type uses) are the existing land uses, along with several multi-family developments and an assisted living facility. The use proposed is consistent with the other development in the surrounding area. The surrounding zoning districts are: CCG-1 and RPI.
- F. Intensity of Development. A multi-family development at this location would not be adverse to both the existing and surrounding developments in the area, and is less intense than surrounding uses.
- G. Usable Open Spaces & Recreation Areas. As depicted on the site plan, the development includes open spaces, recreation uses (dog park, pool, park, clubhouse) adequate for the multi-family use and in compliance with the Comprehensive Plan.
- H. Impact on Wetlands. The wetlands on this site have been flagged and are permitted by the St. Johns River Water Management District and the City of Jacksonville.
- I. Listed Species Regulations. A listed species survey will not be required, as the site is

under the fifty (50) acre threshold requirement for performing a listed species study.

- J. Off Street Parking Including Loading and Unloading Areas. No off Street parking. Parking will be as shown on the site plan. Access to the parcel (by access easement) provides maneuverability and legally confirming access to the site.
- K. Sidewalks, Trails and Bikeways. Sidewalks have been provided off-site by the owner as required on adjoining parcels.