

# WRITTEN DESCRIPTION

## Jacks Road PUD

September 13, 2019

### I. SUMMARY

- A. Current Land Use Designation: LDR
- B. Current Zoning District: RLD-60
- C. Requested Zoning District: PUD
- D. RE #: 083356-0000 & 083323-0000
- E. Developer: Hart Resources LLC
- F. Engineer: North Florida Engineering Services Inc.

### II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 27.6 acres of property from Residential Low Density Sixty (RLD-60) to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit 5 (Dated 9-13-19) to this application (the Site Plan). The proposed PUD rezoning permits the Property to be developed as a residential community of up to one hundred forty-nine (149) single family detached homes.

The subject property (Property) is currently owned by John & Margaret Pittman, Cecelia Williams and John Pittman and is more particularly described in the legal description attached as Exhibit 6. The Property is located on Jacks Road south of Lane Avenue, as shown on Exhibit 7 (the Property). The property is designated LDR in the Future Land Use Map in the City's Comprehensive Plan and is a farm and homestead. The gross density is substantially less than the (7) units per acre permitted in LDR in the Comprehensive Plan.

The proposed residential product will consist of one-story and two-story fee simple homes on fifty (50) foot (perimeter) and forty (40) foot lots with two car garages. The proposed development of the Property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and architectural controls are

provided to create this integrated community and blend the proposed development into the surrounding area.

### III. PUD DEVELOPMENT CRITERIA

#### A. Description of Uses

1. One hundred and forty-nine (149) one-story and two-story single-family units with enclosed two car garage;
2. Supporting amenities/recreation facilities, which may include a pool, clubhouse, ballpark, and similar uses;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices small satellite dishes, and similar uses subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.
4. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

#### B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as defined in Section 656.40 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.

#### C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

- |                                     |                          |
|-------------------------------------|--------------------------|
| (1) Minimum lot area: 50-foot lots: | 5,500 square Feet        |
| (2) Minimum lot area: 40-foot lots  | 4,100 square feet        |
| (3) Minimum lot width:              | 50 foot for 50-foot lots |
| (4) Minimum lot width:              | 40 feet for 40-foot Lots |

- (5) Maximum lot coverage: 60%
- (6) Minimum front yard: 20 feet. On corner lots one of the front yards may be reduced to 10 feet.
- (7) Minimum side yard: 5 feet
- (8) Minimum rear yard: 10 feet. A rear yard shall also include any double frontage or through lot that is shown on the plat for the development which reflects a 5q non-access easement.
- (9) Maximum height of structures: 35 feet

**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.
  - a. Vehicular access to the Property shall be by way of Jacks Road. The final location of all access points is subject to the review and approval of the Development Services Division.
  - b. Within the Property internal access shall be provided to each home and the common areas via the city streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.
  - c. There will be no vehicular access to the development from Walter Road.
- (3) Pedestrian Access.
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**E. Signs**

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off Jacks Road and one (1) permanent, double faced sign in the median of the entry road to the development. The signs may be located within the road right-of-

way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.

- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

#### **F. Landscaping**

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

#### **H. Recreation, Open Space and Lakes and Ponds**

Unless otherwise approved by the Planning and Development Department, recreation open space (which may include active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, exercise facility, walking/activity trails, and similar uses) shall be provided at a ratio of a minimum of 1 acre of recreation open space per 100 residential units.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan to depths in excess of 15qmay occur prior to approval of the final engineering plans by the City of Jacksonville provided that such excavations meet the minimum requirements of Part 9 of the Zoning Code and provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

#### **I. Utilities**

Water, sanitary sewer and electric will be provided by JEA.

#### **J. Wetlands**

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands.

### **IV. DEVELOPMENT PLAN APPROVAL**

With the request for verification of substantial compliance with the 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.

## V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Low Density Residential (LDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Jacks Road. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. In addition, a pond total approximately 1.83 acre provides additional open space.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of 1.83 acre pond (1) is proposed to be constructed on the Property and will be maintained by the Homeowners Association.

## **VI. STATEMENTS: Comparison with Conventional Zoning**

The primary reason the PUD differs from conventional zoning is the set-aside and protection of the existing wetland on the property and the five foot non access easement at Walter Road.

This PUD differs from the usual application of the Zoning code because the PUD limits the total number of homes to 149 and provides guidelines for interconnectivity, and assurance of what the property usage will be. This application also provides a site plan with roadway improvements to support the proposed development. Also, lots 1 thru 55 and lots 82, 83 & 84, the perimeter lots in this PUD are a minimum of 50 (fifty) foot in width. All interior lots are a minimum of 40 (forty) foot in width. This will allow for a variety of lot sizes and housing product. The property to the South and West is developed with 50 foot lots making the perimeter lots 50 foot would lessen the impact on the abutting property.

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property which (i) provide for architectural review of plans/elevations of home exteriors by an architectural review board and (ii) provide standards for such review, including requirements that (a) the façade (front) of each single-family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (b) no panel siding can be used as the primary building product on the façade (front) of any single-family detached home. (b) All roadway pavement widths shall be a minimum of 24 feet wide. As part of verification of substantial compliance for the first residential use, such recorded covenants and restrictions will be submitted to the Planning and Development Department.