

**Trout River PUD**

**Written Description  
September 23, 2021**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 021188-0000; 021187-0100; 021187-0000; 021186-0000; 021188-0200; 021183-1300; 021183-1025; 021183-1050; 021183-1055; 021160-0500
- B. Current Land Use Designation: LDR
- C. Proposed Land Use Designation: LDR (no change)
- D. Current Zoning District: RR-Acre
- E. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Sessions Development, LLC (the “Applicant”) proposes to rezone approximately 40.29 acres of property located north of Trout River Boulevard and west of I-295, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development, containing a mixture of 60 foot and 50 foot wide lots. The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached to this ordinance as **Exhibit “4”** (the “Site Plan”).

As shown on the Site Plan, the Property includes parcels located adjacent to Peeples Lane, Splendora Lane, and extensions of the same, as well as parcels to the north of Peeples Lane, which will be access via an extension of Peeples Lane. The proposed development of the Property with single family residential uses is consistent and compatible with the surrounding area, and is consistent with development trends in the area.

The Property lies within the Low Density Residential (LDR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre	Single family residential
East	LDR	RR-Acre	Single family residential
North	LDR	RR-Acre	Single family residential
West	LDR	RR-Acre	Single family residential

### III. DESCRIPTION OF PERMITTED USES

#### A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 2.93 units per acre, or a maximum of 118 units.

#### B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The residential use will feature a desirable and compatible mix of lot sizes, a maximum of fifty-eight (58) lots will have a lot width of not less than fifty (50) feet and a minimum of at least sixty (60) lots will have a lot width of not less than sixty (60) feet.

#### C. Permitted Uses

1. Permitted uses and structures.
  - a. Single family detached dwellings.
  - b. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
  - c. Mail center.
  - d. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - e. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - f. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
2. Permissible uses by exception: Those uses permitted by exception in the RLD-50 zoning district.
3. Maximum gross density: The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed

2.93 dwelling units per acre (118 d.u./40.29 acres).

4. *Lot requirements:* The lot sizes will vary, as generally depicted on the Site Plan, and the lot requirements are set forth below; provided, however, a maximum of fifty-eight (58) lots will have a lot width of not less than fifty (50) feet and a minimum of at least sixty (60) lots will have a lot width of not less than sixty (60) feet.

a. Single Family Residential—Min. 60 ft. width lots.

i. *Minimum lot requirement (width and area):*

- (1) Width—Sixty (60) feet.
- (2) Area—6,000 square feet.

ii. *Maximum lot coverage—Fifty (50) percent.*

iii. *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (1) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
- (2) Side— Five (5) feet.
- (3) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (4) Side Street—Ten (10) feet from building face to back of right-of-way.

iv. *Maximum height of structure—Thirty-five (35) feet.*

v. *Street Frontage—*Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

b. Single Family Residential—Min. 50 ft. width lots.

i. *Minimum lot requirement (width and area).*

- (1) Width—Fifty (50) feet.

- (2) Area—5,000 square feet.
- ii. *Maximum lot coverage* —Fifty (50) percent.
- iii. *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
  - (1) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
  - (2) Side— Five (5) feet.
  - (3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
  - (4) Side Street—Ten (10) feet from building face to back of right-of-way.
- iv. *Maximum height of structure.* Thirty-five (35) feet.
- v. *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

5. **Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

6. **Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

7. **Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

#### IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

The proposed development will comply with Policy 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

2. Access

Access will be provided as shown on the Site Plan via Peeples Lane, Splendor Lane, and extensions thereof. The location and design of the access points and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RLD-50 zoning district.

4. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

5. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

6. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). In addition, the area designated as a "Natural Buffer" on the Site Plan shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code.

7. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

8. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2021).

9. **Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

10. **Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-50 (65%).

11. **Utilities**

Electric power, water and sewer will be provided by JEA.

12. **PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

V. **PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on April 12, 2021.

VI. **JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development, with a set mix of 50 and 60 foot wide lots.

VII. **PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; it includes increased buffer requirements to ensure compatibility; and it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
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<p><b>Permitted Uses:</b></p>	<p><u>RLD-60/50 - §656.305(A)(II)(a)</u></p> <p>(1) Single-family dwellings.  (2) Townhomes (RLD-TNH only)  (3) Foster care homes.  (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.  (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.  (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.  (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.  (8) Golf courses meeting the performance standards and development criteria set forth in Part 4.  (9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.  (10)Country clubs meeting the performance standards and development criteria set forth in Part 4.  (11) Home occupations meeting the performance standards and development criteria set forth in Part 4.  (12) Detached Accessory Dwelling Unit (RLD-TND only).</p>	<ol style="list-style-type: none"> <li>1. Single family detached dwellings.</li> <li>2. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.</li> <li>3. Mail center.</li> <li>4. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>6. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.</li> </ol>	<p>To allow for development of single family residential.</p>
<p><b>Lot Requirements</b></p>	<p>For RLD 50/60:</p> <p>Width – 50/60 feet, as applicable  Area – 5,000/6,000 square feet, as applicable  Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p style="padding-left: 40px;">Front—20 feet.  Side—5 feet.  Rear—10 feet.</p> <p><u>656.407:</u></p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80 percent of the minimum lot width, whichever is less.</p>	<p><i>60 ft. Lots:</i></p> <p><i>Minimum lot requirement (width and area):</i></p> <p>Width—Sixty (60) feet.  Area—6,000 square feet.</p> <p><i>Maximum lot coverage—Fifty (50) percent.</i></p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p>	<p>To account for unique site characteristics.</p>

		<p>Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p> <p><i>50 ft. Lots:</i></p> <p><i>Minimum lot requirement (width and area).</i></p> <p>Width—Fifty (50) feet.</p> <p>Area—5,000 square feet.</p> <p><i>Maximum lot coverage</i> —Fifty (50) percent.</p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p> <p>Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p>	
<b>Temporary</b>	The Zoning Code does not clearly permit	On-site, temporary construction	This clarifies the Zoning Code and



<b>Structures</b>	on-site, temporary construction offices/models unit/sales and leasing offices.	offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	assists the Applicant in developing and marketing the Property.
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**VIII. Names of Development Team**

Developer: Sessions Development, LLC

Planner/Engineer: Matthews Design Group

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit "F."

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. **Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

8. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. **Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

10. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

11. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.