

OLD WESCONNETT TOWNHOMES PUD

Written Description

December 18, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 097881-0000
- B. Current Land Use Designation: LDR
- C. Proposed Land Use Designation: MDR
- D. Current Zoning District: RR-ACRE
- E. Proposed Zoning District: PUD

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

Hart Resources, LLC. (the “Applicant”) proposes to rezone approximately 3.02 +/- acres of property from Rural Residential Acre (“RR-Acre”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by Dolita Szuch. The property is located on Old Wesconnett Boulevard between 118th Street and Wesconnett Boulevard, as shown on **Exhibit “K”**. The property is proposed to be designated Medium Density Residential (“MDR”) in the Future Land Use Map in the City’s Comprehensive Plan. The proposed gross density is approximately 15.89 units per acre which is less than the maximum of 20 units per acre per Section 656.306 of the Zoning Code.

The proposed townhome product will consist of six buildings containing 8 units per building for a maximum of 48 units, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, recreation, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Townhome units: 48 units/3.02 acres = 15.89 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:*
 - a. Single-family dwellings
 - b. Multiple-family dwellings
 - c. Townhomes, subject to Section 656.414
 - d. Housing for the elderly
 - e. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
 - f. Foster care homes
 - g. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
 - h. Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards and development criteria set forth in Part 4.
 - i. Home occupations meeting the performance standards and development criteria set forth in Part 4.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width):*
 - a. Width – 16 feet / 26 feet end units
 - b. Area – 1,360 sq ft
4. *Maximum lot coverage by all buildings and structures:* 70%
5. *Minimum setback requirements:*
 - a. Front – 20 feet from building
 - b. Side – 0 feet interior/ 10 feet for end units
 - c. Rear – 10 feet

6. *Maximum height of structures: 35 feet*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Old Wesconnett Boulevard as shown on the PUD Site Plan. The access as shown on the PUD Site Plan and interior road will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 48 units, the developer is exempt from this requirement.

C. Landscaping/Landscaped Buffers

Landscaping, landscaped buffers, and tree protection shall be provided in accordance with the current Ordinance Code.

D. Signage

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the development on Old Wesconnett Boulevard. 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 and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (16) sixteen additional parking spots.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD 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 building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any. Construction will be completed in one phase.

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below. There are three items that this PUD will assure the property around the surrounding property owners the location of the ponds, recreation area and maximum number of units.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Width	For (Townhomes) Minimum Lot Width: 15 ft, 25 ft end units	For this PUD: Minimum Lot Width: 16 ft, 26 ft end units	The modification to the lot width requirements permits the lot owners to have wider units.
Lot Area	Minimum Lot Area: 1,500 sq ft	Minimum Lot Area: 1,360 sq ft	The modification to the lot area allows for higher density and efficiency in site development.

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: North Florida Engineering

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR – Medium Density Residential land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners’ association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD is exempt from the recreation/common area per Section 656.420 of the Zoning Code.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Survey: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. Sidewalks, Trails, and Bikeways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.