

WRITTEN DESCRIPTION

**Hogan Terrace PUD
RE #: 154168-0000 (portion) & 154178-0000
July 14, 2022**

PROJECT DESCRIPTION

Applicant proposes to rezone approximately 5.66 acres of property from RLD-60 to PUD. The parcel is located on the southside of Hogan Road, east of Belfort Road.

The subject property is currently owned by Samuel Owens and Joan Owens, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR/RLD--60. The property is currently vacant. Surrounding uses include: LDR/RLD-60 to the north and east (across Hogan Road), and south and west (single-family).

Project Name: Hogan Terrace PUD
Project Architect/Planner: North Florida Engineering Services, Inc.
Project Engineer: North Florida Engineering Services, Inc.
Project Developer: The Alterra Group

II. QUANTITATIVE DATA

Total Acreage: 5.66 acres
Total amount of non-residential floor area: N/A
Total amount of recreation area: 0 acres
Total amount of open space: N/A
Total amount of public/private rights of way: TBD
Total amount of land coverage of all buildings and structures: 2.83 acres
Phase schedule of construction (include initiation dates and completion dates):
Completion within 3 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

Permitted uses and structures:

1. Single family dwellings.
2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

None

C. Limitations on Permitted or Permissible Uses by Exception

None.

D. Permitted Accessory Uses and Structures:

See §656.403.

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD limits the number of units which are possible under a conventional zoning.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

All lands will be operated and maintained by a fee title owner.

V. DESIGN GUIDELINES AND CRITERIA

Generally, the site shall be developed in accordance with the current RLD-40 standards and outline except where standard and criteria differ from the following which shall apply.

A. Lot Requirements for Single-family:

- (1) *Minimum lot area:* 4,000 sq. ft.
- (2) *Minimum lot width:* 40 ft.
- (3) *Maximum lot coverage:* 50 percent
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet

(7) *Maximum height of structures:* 35 feet

B. 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, except no off-street parking shall be required as set forth in §656.604.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Hogan Road. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

Recreation and open space shall be developed pursuant to §656.420(b).

E. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Signage

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this 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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community and:

- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- d. Allow for development of an infill parcel surrounded by residential uses.

EXHIBIT F

PUD Name: Hogan Terrace PUD

Land Use Table

Total gross acreage	5.66 acres	100%
Single family	5.66 acres	
Total number of dwelling units	up to 25	
Multi-family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	0 acres	
Passive open space	0.45 acre	
Public and private right-of-way	N/A	
Max coverage of buildings and structures – Parcel A	2.83 acres	50%