WRITTEN DESCRIPTION

Owens Road
November 16, 2021

The purpose of this PUD to PUD rezoning is to remove two parcels from a previous PUD (2008-790), use the remaining parcel to provide additional conservation land for the City of Jacksonville and provide additional retail options not currently available in the area.

I.   PROJECT DESCRIPTION

    A.   The site is 42.71 +/- acres

    B.   Project Architect/Planner:

    C.   Project Engineer: England, Thims and Miller, Inc

    D.   Project Developer: Denton Floyd

    E.   Current Land Use Category: CGC

    F.   Current Zoning District: PUD

    G.   Requested Zoning District: PUD

    H.   Requested Land Use Category: RPI

    I.   Real Estate Number(s): 019348-0700 and 019348-0710

II. QUANTITATIVE DATA

    A. Total Acreage: 42.71 +/- acres

    B. Total number of dwelling units: Not to exceed 425

    C. Total amount of non-residential floor area: 6,000 sf

    D. Total amount of recreation area: 1.46 acres

    E.   Total amount of open space: 783,000 sf

F. Total amount of public/private rights of way: n/a

G. Total amount of land coverage of all buildings and structures: 225,000

H. Phase schedule of construction : This project may be developed in phases.

III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that may negatively affect the surrounding area .

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.

There will be no areas within the PUD which will be maintained by the City.

C. Justification for the rezoning.

(1) Is more efficient than would be possible through strict application of the Zoning Code;

(2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(3) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities and public facilities, while addressing he needs of City Residents.

D. Phase schedule of construction (include initiation dates and completion dates):
This project may be developed in Phases, initiation, and completion dates to be determined.

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IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) Medical and dental office or clinics (but not hospitals).
(2) Professional and business offices.
(3) Multiple-family dwellings.
(4) Schools meeting the performance standards and development criteria set forth in Part 4.
(5) Vocational, trade or business schools.
(6) Colleges and universities.
(7) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
(8) Adult Congregate Living Facility (but not group care home or residential treatment facility).
(9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
(10) Housing for the elderly and nursing homes.

B. Permissible Uses by Exception:

(1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
(2) New Single-family dwellings.
(3) Day care centers meeting the performance standards and development criteria set forth in Part 4.
(4) Home occupations meeting the performance standards and development criteria set forth in Part 4.
(5) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:
    (i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part

C. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

V. DESIGN GUIDELINES

A. Lot Requirements
(1) Width:
    (i) Single-family dwellings—40 feet.
    (ii) Multiple-family dwellings—50 feet.
    (iii) All other uses 60 feet (except as otherwise required for certain uses).

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(2)Area:

    (i)Single-family dwellings—4,000 square feet.

    (ii)Multiple-family dwellings—6,000 square feet for the first two family units and 2,100 square feet for each additional unit.

    (iii)All other uses—7,000 square feet (except as otherwise required for certain uses).

(3)*Maximum lot coverage by all buildings and structures.* 50 percent. *Impervious surface ratio* as required by Section 654.129.

(4)*Minimum yard requirements.*

    (1)Single-family dwellings:

    (i)Front—20 feet.

    (ii)Side—5 feet; provided that the combined side yards shall be no less than 15 feet.

    (iii)Rear—10 feet.

    (2)Multiple-family dwellings:

    (i)Front—20 feet.

    (ii)Side—10 feet.

    (iii)Rear—20 feet.

    (3)Multiple-family dwellings with more than one principal structure on the lot:

    (i)Front—20 feet.

    (ii)Side—20 feet.

    (iii)Rear—20 feet.

    (4)All other uses:

    (i)Front—20 feet.

    (ii)Side—10 feet.

    (iii)Rear—10 feet.

(5)*Accessory use structure used in conjunction with multi-family structure:*

    (i)Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structure.

    (ii)Side and rear—5 feet

(6)*Maximum height of structures.*

    (i)Single-family dwellings—35 feet.

    (ii)Accessory Use Structures—15 feet, provided the structure may be one foot higher for each 3 feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

    (iii)All other uses—45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.

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B. Ingress, Egress and Circulation:
(1) *Parking Requirements.* This development shall comply with the parking requirements in Part 6 of the Zoning Code except that for multifamily , parking will be provided at a rate of 1.5 spaces per unit. Bicycle parking shall be provided at a ratio of 2% of the minimum car parking and the load space requirement shall be reduced to 0.

(2) Vehicular Access.
a. Vehicular access to the Property shall be by way of Ranch Road and Owens Road substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

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

C. Signs:
All signs shall comply with Chapter 656 Part 13 of the Zoning Code: more specifically 656.1303 (c) 1.

D. Landscaping:
The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:
Recreation and open space shall be provided as required by the 2030 Comprehensive plan.

F. Utilities
Water, Sewer and Electric will be provided
by JEA.

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

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.

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