

WRITTEN DESCRIPTION
Gentle Woods Villas PUD
July 25, 2019

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 015825-1300 (the "Property"), which contains approximately 33 acres, is currently designated with two FLUM Categories and subsequently, dually zoned. The majority of the property is designated LDR/RR and the southern portion is designated zoned MDR/RMD-A. The property is located along the west side of Jammes Road, between 120th Street and Morse Avenue. Both Jammes Road and Morse Avenue are designated as a Collector Roadway according to the City's 2030 Comprehensive Plan.

The split designation of the property speaks to its location, being within the Suburban Area of the City, as attractive to higher density development. The surrounding development pattern suggests higher densities and a mix of product types are the markets response to housing demand in this area. However, a substantial portion of the Property is within Flood Zones A and AE. For that reason, the developer is proposing to cluster the units, keeping them in the northwest portion of the property, preserving the remainder of the land in a natural state. This design affords the consumer an attractive setting within a residential community, while providing an expansive buffer area and preservation of the floodplain areas.

Similar higher density projects exist in close proximity to the Property. These include the Treetop Apartment Community, bordering the Property to the south and east, as well as the Country Roads Mobile Home Community to the immediate south, across Morse Avenue. More recently, the Gentle Woods Subdivision has developed 40 foot wide lots, located immediately to the west of the Property. Surrounding land use designations include LDR to the north, east and west, and MDR to the south and east. Zoning designations include a large PUD to the west, RMD-MH to the south and RR as well as RMD-D to the east. Again, as the project includes an intent to cluster the allowable density into the northwest corner, being well screened from the majority of the surrounding projects, this community would be appropriate for the area, allowing a density of only four units per acre.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing the request. No other professionals have yet been engaged. The parcel is currently yet undeveloped and has no significant or unique characteristics. A moderate variation of elevation occurs across the property, forming a natural buffer area between the proposed development and the surrounding properties. This development proposal seeks to utilize that area as a natural buffer and cluster the improvements to the upper west side of the property, maintaining the vegetation in those areas.

July 25, 2019

Page 2

The revised PUD will permit the site to be developed with a maximum of 140 units, with each lot (35) containing 4 units in a Big House format. The Big House design affords a multi-family development, without the typical large buildings that seem out of place. In this instance, the buildings appear similar to one large dwelling, but actually are developed as quadruplexes, allowing a more efficient use of space and infrastructure. This permits a more affordable product with far more appeal than a townhome or apartment community. While the proposal is seen by the city as a multi-family use, the planned design promotes a more compatible development pattern (Big House), and allows for the preservation of a substantial amount of land for open space and preservation views.

It is appropriate to promote the infill of this area, establishing a transitional land use at the location of two such roadways, and providing an extensive natural vegetative buffer along the easterly boundary. The proposed rezoning and project promote the goals, objectives and policies of the City's 2030 Comprehensive Plan.

The proposed patterns and lot design are more efficient and promote a much lower density for the project as a whole. While the current RR zoning and RMD-A zoning, permits over 150 units, the proposed plan permits only 140 units and clusters the development to only one portion of the property. The PUD will afford an appropriately scaled and context sensitive development that will permit the flexibility to allow the property to be utilized in an efficient and productive manner while protecting wetlands and providing extensive buffers.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a 35 lot residential quadruplex subdivision. The property will be developed in consonance with the goals and objectives of the Residential Professional Institutional Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel with two zoning districts, but will be further divided as depicted on the attached site plans (Exhibit E) dated July 25, 2019 (the "Site Plan," which is incorporated herein by this reference).

A. *Permitted Uses:*

1. Up to 35 Quadruplex Homes on individual parcels consistent with the site development standards established herein, and as generally depicted on the Site Plan attached to this application (Exhibit "E").

- B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

Residential Big House Concept

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 9,000 square feet

Lot Width – minimum of 60 feet

Yards -

Front: 20 feet

Side: 10 feet

Rear: 20 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty Five Feet (35').

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. The roadway design is subject to the review and approval of the City of Jacksonville.

C. *Site Design and Landscaping.*

1. The development will comply with the Provisions of Part 12, Zoning Code.
2. The development will not include the standard 150 square feet of recreation area per unit as the project provides approximately 20 acres of preserved open space. Additionally, the subject parcel is located less than 1,000 feet east of the entrance to a City Park (Jammes Road Park)

D. *Building Orientation*

1. *General:*

The ensuing residential development will be situated as depicted on the Site Plan, Exhibit "E".

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this PUD, a PUD is the appropriate vehicle to permit this development type. The proposed rezoning promotes infill development, clustered in effort to preserve natural areas of the property, and utilizing a Big House design to promote community. The configuration and design represent a compatible development type, being more single family in nature than a conventional apartment community. Further, the PUD will reduce the allowable density permitted under the existing land use categories and preserve an extensive wetland area that will function both as a buffer and a focal point for residents on either side of that feature.

- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit residential development, at a density consistent with the applicable land use categories and will be designed in such a way as to protect such use while buffering it from the single family homes located to the west.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from 120th Street. This access point will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster infill development at a density that is sustainable and respective of the surrounding built residential developments to the east and west.
- F. The use will be consistent with the development patterns in proximity and structures will be oriented in a manner that will foster a sustainable community while reducing externalities otherwise associated with varying housing types.
- F. *Recreation/Open Space.* As the PUD includes expansive open space, offering a serene setting with opportunities for actual use, and a City Park is located within 1,000 feet of the proposed development the project is exempt from the express

requirements of the Zoning Code, but effectively provides for the intent of the Comprehensive Plan with relation to this matter. Additionally, the design of the project promotes the clustering of the dwelling units in effort to preserve this open space.

- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.