

WRITTEN DESCRIPTION

Feagles Farms PUD
RE# 003447-0000, 03447-0020, 003452-0010

August 31, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 481.92 acres of property from AGR to PUD. The parcels are located on the East side of Jones Road, South of Garden St.

The subject property is currently owned by Putman Lori Feagle, 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: AGR-III/AGR. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to LDR. Surrounding uses include: AGR-III/AGR to the North and East (Vacant land); MU/PUD to the west (Toyota Distributors) and AGR-IV/AGR and LDR/RR-Acre to the south (Vacant land and single-family). The site will be developed as a low-density single-family use (as per the attached site plan).

Project Name: Feagles Farm PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 481.92

Total number of dwelling units: 765 homes

Total amount of non-residential floor area: N/A

Total amount of recreation area: 7.65 acres

Total amount of public/private rights of way: 35.06 acres

Total amount of land coverage of all residential buildings and structures:
2,636,100 square feet

Phase schedule of construction (include initiation dates and completion dates)
Three phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings
2. Townhomes, subject to Section 656.414
3. Housing for the elderly
4. Assisted living facilities
5. Home occupations 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 and development criteria set forth in Part 4.
7. Golf courses meeting the performance standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, 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.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements:

A.1. 60' Single Family Dwellings (213 units):

- (1) Minimum lot width – 60 feet
- (2) Minimum lot area – 6,000 square feet
- (3) Maximum lot coverage – 61%
- (4) Minimum yard requirements:

- (a) Front – 20 feet
- (b) Side – 5 feet
- (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.2. 50' Single Family Dwellings (352 units):

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 59%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.3. 40' Single Family Dwellings (200 units):

- (1) Minimum lot width – 40 feet
- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 55%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) 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.
- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of two entrances on Jones Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

- (3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

C. Signs.

- (1) For each access point on Jones Road:
 - (a) One (1) double faced or two (2) single faced non-illuminated or externally illuminated signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
 - (b) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space. 7.65 acres of active recreation area will be provided throughout the site, substantially as shown on the site plan.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

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. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. The PUD use allows for transition between the agricultural, industrial, and residential uses surrounding the site.

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 areas will be maintained by the owner.

VIII. 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, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing.