

WRITTEN DESCRIPTION

BOWDEN CORNERS

JANUARY 29, 2021

I. PROJECT DESCRIPTION

A. The owner of the property subject to this rezoning (the “Applicant”) proposes to rezone approximately +/-8.58 acres from CN/CRO to a Planned Unit Development (“PUD”) to permit development of the subject property as a 50 lot townhome community. This property is currently owned by 223 S. 9th Avenue, Inc. The subject property is located in the northeast quadrant of Bowden Road and Parental Home Road. The surrounding properties are zoned CRO to the south across Bowden Road, CN, RLD-60, and RR-Acre to the west across Parental Home Road, and RLD-60 to the north and east. A substantial area designated for Conservation included in the property that lies along the west bank of Pottsburg Creek will be preserved and serve as a buffer for the single-family homes to the east.

The subject property is conveniently located to Southpoint and other nearby employment centers including the St. Vincent’s Hospital, shopping, recreation, and other conveniences and will fill a need for moderate priced housing in the area.

B. Project Engineer: J. Lucas & Associates, Inc.

C. Project Developer: New Atlantic Builders, Inc.

D. Current Land Use Category: Neighborhood Commercial (NC) and Residential, Professional, Institutional (RPI)

E. Current Zoning District: Commercial Neighborhood (CN) and Commercial, Residential, Office (CRO)

F. Requested Land Use Category: Residential, Professional, Institutional (RPI) and Conservation

G. Requested Zoning District: Planned Unit Development (PUD)

H. Real Estate Number(s): 152570-0200

II. QUANTITATIVE DATA

Total Gross Acreage	8.58	Acres	100	%
Amount of each different land use by acreage				
Single family, detached	0.00	Acres	0.00	%
Total number of units	0	d.u.		
Multiple Family/Townhomes	2.07	Acres	23.89	%
Total number of units	50	d.u.		
Commercial	0	Acres	0	%
Industrial	0	Acres	0	%
Other land use	0	Acres	0	%
Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation and/or open space	0	Acres	0	%
Passive open space, wetlands, ponds	5.53	Acres	66.09	%
Public and private right-of-way	.98	Acres	10.02	%
Maximum coverage of buildings and structures	54,102	sq. ft.	60	%

III. STATEMENTS

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

This proposed PUD differs from the usual application of the Zoning Code because it includes unique site planning given the limited developable portion of the site and the tight parameters that the wetlands and flood plain provide.

- 1) The PUD requires that the townhomes along Parental Home Road be Traditional Neighborhood Development style with the front facing Parental Home Road. Given the fronts being located along the road, there is no buffer proposed along Parental Home Road and the front yard setback along Parental Home Road proposed is 15'.

The existing clusters of Wax Myrtles along Parental Home Road spaced every +/- 50' will be preserved.

- 2) The proposed side yard for the end of each townhome building is 5' with a minimum of 10' between buildings.
- 3) A 15' buffer is provided along Bowden Road in lieu of the required 20' buffer with the minimum setback for the sides of the 2 town homes along Bowden Road being 20'.

- 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.

A homeowner's association will be formed for the community to provide for the maintenance and operating of the stormwater facilities and the common areas.

- C. Justification for the rezoning.

The Subject Property will target residents in the moderate-income range who live, work, and play in this area and will fulfill housing needs that are not currently being met.

- D. Phase schedule of construction (include initiation dates and completion dates).

The proposed PUD is expected to begin construction within one (1) year of the approval of the PUD and be completed within five (5) years of that date.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Attached townhomes.

- B. Permissible Uses by Exception: Essential services, including water, sewer, gas, telephone, radio, television, and electric and meeting the performance standards and development criteria set forth in Part 4. Home occupations meeting the performance standards and development criteria set forth in Part 4.

- C. Limitations on Permitted or Permissible Uses by Exception: As set forth in Part 4 of the Zoning Code.

- D. Permitted Accessory Uses and Structures: Recreation and service facilities exclusively for the use of the residents of the community and their guests.

V. DESIGN GUIDELINES

- A. Lot Requirements:

(1) *Minimum lot area:* 1,440 square feet

- (2) *Minimum lot width:* 18'
- (3) *Maximum lot coverage per building:* 60% with a maximum impervious surface ratio of 80 %
- (4) *Minimum front yard:* Twenty feet (20') from any public right-of-way, provided that the minimum front yard along Parental Home Road shall be 15'. Townhomes constructed along Parental Home Road shall be Traditional Neighborhood Development style. Townhomes constructed along the Conservation Area shall be traditional style with the front facing the street.
- (5) *Minimum side yard:* Five feet (5'), ten feet (10') between structures
- (6) *Minimum rear yard:* Twenty feet (20')
- (7) *Maximum height of structures:* Thirty-five feet (35')

C. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

Two (2) off street parking spaces shall be provided for each residential unit.

(2) *Vehicular Access.*

Vehicular access to each townhome shall be by way of Bowden and Parental Home Roads substantially as shown by the Site Plan.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by the sidewalks to be constructed in the development as shown by the Site Plan and connected to the existing sidewalks which run along the frontage of the Property on Bowden and Parental Home Roads.

D. Signs:

One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height at the proposed entrance to the development on Bowden Road.

E. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville including compliance with the buffer requirements for uncomplimentary land uses and zoning along the northern boundary and except as follows; 1) a 15' buffer shall be provided

along Bowden Road with the minimum setback to the sides of the 2 town home buildings along Bowden Road being 20'; and 2) a buffer is not provided along Parental Home Road since the fronts of these Traditional Neighborhood townhomes will face Parental Home Road.

F. Recreation and Open Space:

Per Section 656.420(b), the developer will pay the Recreation Open Space fee as required for 50 lots.

G. Utilities:

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

H. Wetlands and flood plain:

Wetland and flood plain impacts will be permitted according to local, state, and federal requirements. Substantially all the wetlands and flood plain will have their land use changed to conservation and will be preserved.

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 the existing and proposed uses within the Property and showing the general layout of the overall Property.