

PUD Written Description
Tison/ Pecan Park PUD
September 1, 2021

RE# 019566-0200 & 019578-0020

I. DESCRIPTION OF PLANS

Applicant seeks approval of a Planned Unit Development for development of a project known as Tison/Pecan Park PUD. The parcel shall allow for multi-family dwelling units. The parcel is 12.09 acres in size and is located on the northwest quadrant of Tison Road and Pecan Park Road.

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

As shown on the Site Plan attached as Exhibit E and dated June 28, 2021, the property will be developed to accommodate not more than 240 multi-family dwelling units. The units shall be either for rent product or a condominium type ownership.

A. PERMITTED USES AND RESTRICTIONS

The current land use category is MDR and the site is zoned for multi-family use, pursuant to the provisions of Ordinance 2008-784-E.

B. RESIDENTIAL DEVELOPMENT STANDARDS

1. Minimum Lot and Building Requirements

The minimum lot size, lot width, building height and minimum yard requirements, as set forth in the Zoning Code pursuant to §656.306 for the RMD-D category, shall apply to the multifamily use. No building shall exceed 45 feet in height.

2. Vehicular Access Residential

Residential vehicular access to the property shall be as shown on the site plan.

3. Parking

There shall be a total of 526 parking spaces, for a ratio of 2.2 spaces per unit.

4. Pedestrian Circulation System

The sidewalks will meet the requirements of the City of Jacksonville Subdivision Standards and the 2030 Comprehensive Plan.

C. DEVELOPMENT STANDARDS

1. Retention

Stormwater will be treated in accordance with the surface water runoff requirements of the City of Jacksonville and any state or local agency with jurisdiction. The location of such stormwater detention areas shall be as permitted upon the final engineering plans provided the stormwater detention area continues to meet the standards and requirements of the St. Johns River Water Management District. A stormwater detention area shall be located in the area of the northwest corner.

2. Utilities

All streets and drainage improvements will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville and the Public Works Department. The electrical power will be underground. The sewer service will be gravity flow and the potable water will be furnished by JEA as well as water for the fire hydrants. The street lighting system will be designed in accordance with the standards and specifications of the JEA. The power for the street lights will be constructed and paid for by the developer and then dedicated to the City of Jacksonville for acceptance and permanent maintenance.

3. Wetlands

Any jurisdictional areas shall be dealt with in accordance with the requirements of the St. Johns River Water Management regulation and impacts will be minimized in adherence with District rules.

D. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Buffers

Residential Landscape will be designed generally in accordance with the regulations for residentially zoned districts meeting the provisions of the City of Jacksonville Code 656 Part 12; however, landscaping may be relocated by approval of the Planning and Development Department to allow for improved design and utilization of the site. The development shall meet the requirements of §656.1222 for the Pecan Park frontage.

2. Signage

There may be two (2) single-sided subdivision identification signs. The signs will be designed and constructed of durable materials that will be complimentary to the neighborhood. The sign faces will not be larger than 24 square feet and the height not greater than ten (10) feet and will be constructed in accordance with the zoning and signage code. The developer reserves the right to allow the builders to place miscellaneous directional, temporary marketing throughout the development on phases being developed at the time.

3. Recreation

The developer shall comply with the recreation requirements of the 2030 Comprehensive Plan.

E. EXTERNAL COMPATIBILITY

1. Uses On or Near the Perimeter

The site is currently zoned for 192 multi-family units and designated in the MDR zoning district. Adjoining lands are in an LDR use. The development shall include a six foot visual barrier along the property lines, except along Pecan Park Road.

F. INTENSITY OF DEVELOPMENT

1. Proposed Use

The PUD shall be a single use PUD with an integrated multi-family product.

2. Availability of Utility Services

All utilities are available for the proposed PUD.

3. Access to and Suitability of Transportation Arteries

The proposed PUD is located at the intersection of Tison Road and Pecan Park Road and has convenient access to I-95 by way of Pecan Park Road.

The proposed development will have one (1) entrance as shown on the site plan. The design of the internal circulation is designed for low-speed residential traffic, with transportation signage meeting the City of Jacksonville requirements.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for residential development consistent with the current zoning on the site. The project design is in harmony with the general purpose and intent of the City of

Jacksonville Zoning Code and surrounding uses. The project is proposed to meet a need for work force housing in the area as well as a niche for housing needs of those downsizing from larger single-family residences.