

# WRITTEN DESCRIPTION

**Harts Road PUD**  
**RE# 044147-0000 and 044140-0300**

**September 7, 2021**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 11.36 acres of property from CCG-1 and PUD to PUD. The two parcels are located on the East and West side of Harts Road, North of Dunn Avenue.

The subject property is currently owned by CLDG Land V, LLC. The property is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use designation of CGC and is within the zoning districts CCG-1 and PUD. There is a companion Future Land Use Map amendment to this PUD that will propose MDR in place of CGC. Surrounding uses include: MDR/PUD to the North; HI/IH to the East; CGC/CCG-1 to the South; and LDR/RLD-60 to the West. The site will be developed with medium density residential uses per the attached site plan.

**Project Name:** Harts Road 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:** 11.36 acres

**Total number of dwelling units:** not to exceed 116 units

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

**Total amount of recreation area:** 0.58 acres

**Total amount of public/private rights of way:** 2.82 acres

**Total amount of land coverage of all residential buildings and structures:** 248,945

**Phase schedule of construction (include initiation dates and completion dates)**

Single phase construction

### III. USES AND RESTRICTIONS

#### A. Permitted Uses:

1. Multiple-family dwellings.
2. Townhomes.
3. Single-Family dwellings.
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. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Nursing homes.
9. Group care homes.

#### B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

### IV. DESIGN GUIDELINES

#### A. Lot Requirements

##### 1. Townhomes, to be sold as fee simple (not to exceed 116 units):

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to [Chapter 654](#), Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:

- (1) Minimum lot width - 15 feet; 20 feet for end units
- (2) Minimum lot area - 1,500 square feet
- (3) Maximum lot coverage by all buildings - 70 percent
- (4) Minimum yard requirements:
  - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
  - (b) Side - 0 feet; 5 feet for end units
  - (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, except the parking ratio for Parcel A shall be 1.5 spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Harts 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.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

Each complex or subdivision shall be allowed one (1) double faced or two (2) single faced 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.

**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.

**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 mixed-use project that meets the residential and commercial demand for the area. The PUD allows for a more efficient development procedure than conventional zoning districts and provides for a mix of uses.

**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 and a transition of intensity of uses;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for residential and commercial uses