

**Halsema Villas PUD
Written Description
January 29, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 001774-0000
- B.** Current Land Use Designation: CGC
- C.** Proposed Land Use Designation: MDR
- D.** Current Zoning District: CO
- E.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Applicant proposes to rezone approximately 4.35 acres of property from Commercial Office to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with either the RMD-D development standards, or with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”** A companion small-scale land use amendment application seeking the MDR future land use category has been filed.

As shown on the PUD Site Plan, the proposed multifamily residential uses include multiple quadruplexes that are each on a platted lot. In other words, the proposed development consists of multiple buildings containing 4 units each, with each building on a separate lot and, potentially, under separate ownership.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multifamily residential units: A maximum of 64 dwelling units.

B. Site Development Standards

The Property may be developed in accordance with the RMD-D development standards, in which event the PUD Site Plan will not apply and no verification of substantial compliance will be required. Alternatively, the Property may be developed in accordance with the PUD Site Plan and the following development standards:

1. *Permitted Uses and Structures:* All uses permitted within the RMD-D zoning district.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

3. *Minimum lot requirements (width and area):*
 - a. Single-family detached dwellings and townhomes – Consistent with the RMD-D zoning district.
 - b. All other uses –
 - (1) Width – Sixty (60) feet.
 - (2) Area – 5,100 square feet.
4. *Maximum lot coverage by all buildings and structures:* 50%.
5. *Minimum lot yard requirements:* Front – 15’; Side – 10’; Rear – 20’.
6. *Maximum height of structures:* 35 feet.
7. *Impervious surface ratio:* 75%.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan; provided, however, that access from Marisco Way is permitted without the need for a PUD modification. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The access road as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department. All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the PUD Site Plan.

B. Recreation/Open Space

Although some open space/active recreation may be provided, pursuant to section 656.420(d), no active recreation space is required as the approved development will consist of less than 100 multifamily residential units.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville. A perimeter buffer of twenty feet will be provided around the Property at the time of development, but not around each lot. Any required uncomplimentary buffer and/or yard setback(s) shall be located within, and not in addition to, the perimeter buffer. A minimum six foot vinyl fence,

95% opaque, will be provided within the perimeter buffer. The fence may be on the property line.

D. Signage

Signage shall be permitted in accordance with the RMD-D zoning district.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the Zoning Code, except that parking, including bicycle parking, will not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate and there is sufficient space.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Exterior Building Materials/Irrigation/Trash

Fiber cement siding, such as James Hardie or similar, shall be the exterior skin of the buildings. The front entrance façade shall include plank siding (lap siding) on both floors and shake/shingle siding as an accent. An automatic irrigation system shall be provided and maintained by the HOA. Irrigation only by hose bib is not allowed. A trash compactor rather

than a dumpster shall be provided for use by the tenants.

K. Phasing

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of six (6) buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

L. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

M. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product, the proposed development cannot reasonably meet certain requirements of the Zoning Code, which requirements would not be applicable if the exact same development were under a single ownership without platted lots.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, access and internal traffic circulation are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code for RMD-D	Proposed PUD	Reasoning
Lot Area	For non-single family uses: Minimum Lot Area: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.	For non-single family uses: Minimum Lot Area: 5,100 square feet. The remainder of the available property will be HOA-owned and/or additional park area.	As stated above, the proposed development cannot comply with the lot area requirement of RMD-D due to the fact that each quadruplex is on a platted lot. The modification to the lot area requirements permits a unique development that will bring a diversity of housing product to the community with a series of interconnected open areas and parks.
Parking	The Zoning Code provides that required parking must be provided on-site.	This PUD allows for all required parking, including bicycle parking, to be provided "on-site" throughout the Property cumulatively but not "on-site" on each individual lot. The PUD also allows for parking within the private road.	Due to the integrated nature of the development, it is not necessary for all required parking to be provided on each lot. If the proposed development was for apartments under single ownership, the proposed development would comply with the parking requirements. Similarly, if the proposed development was for apartments under single ownership, the development would likely be addressed off of Beaver Street and therefore parking would not be provided within a private road, but rather an

			access drive, and a deviation would not be required.
Access/Frontage	The Zoning Code requires that lots abut a public or approved private road.	This PUD does not contain a frontage requirement for each building. Each building will face the parking areas similar to a townhome community or apartment complex.	The frontage requirement is removed in this PUD to allow for flexibility of development and efficiency in permitting.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
Phasing/Plat	The Zoning Code and Subdivision Regulations require that building permits may not be obtained until after plat approval.	This PUD allows for building permits for up to six (6) buildings to be obtained prior to plat approval.	This allows the Applicant to expedite the development process.

O. Names of Development Team

Developer/Owner: Southern Impression Homes, LLC

Planner/Engineer: MJM Group

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners’ association.

G. Usable Open spaces, Plazas, Recreation Areas: Although some open space/active recreation may be provided, pursuant to section 656.420(d), no active recreation space is required as the approved development will consist of less than 100 multifamily residential units.

H. Impact on Wetlands: Any development impacting wetlands will be permitted

pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: Parking will be provided in accordance with Part 6 of the Zoning Code, except that parking, including bicycle parking, will not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate and there is sufficient space.

K. Sidewalks, Trails, and Bikeways: All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the site plan.