

WRITTEN DESCRIPTION

Equinox East PUD

October 8, 2020

I. SUMMARY

- A. Current Land Use Designation: MDR
- B. Current Zoning District: RMD-D
- C. Requested Zoning District: PUD
- D. RE #: 154377-1000 (portion of)

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 20.59 acres of property from RMD-D to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit E (the Site Plan). The proposed PUD rezoning permits the Property to be developed as a residential community of up to (220) two hundred and twenty Townhomes.

The subject property (Property) is currently owned by Forestar Group Inc. and is more particularly described in the legal description attached as Exhibit A. The Property is located between Belfort Road and Southside Boulevard on Exhibit B (the Property). The property is designated MDR in the Future Land Use Map in the City's Comprehensive Plan and is a vacant site. The gross density of 10.68 lots per acre for the townhomes and is substantially less than the maximum allowed under RMD-D use the property is currently zoned for.

A combination of fencing, buffering, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses shall include Townhomes

1. Up to two hundred twenty (220) Townhomes.
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices small satellite dishes, and similar uses subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.
3. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

Minimum Lots Requirements For Townhomes

- (1) Minimum lot width. Fifteen (15) feet; for end units twenty-five (25) feet
- (2) Maximum Lot coverage by all buildings. Seventy Percent (70%)
- (3) Minimum setback requirements,
 - (a) **Front**-15 feet to the building façade; 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street
 - (b) **Side**-0 feet interior/10 feet on end units
 - (c) **Rear**-10 feet
- (4) Minimum Lot Area- 1,200 square feet
- (5) Maximum height of structure- 35 feet

D. Ingress, Egress and Circulation

(1) Parking Requirements. A minimum of (2) two parking spaces (440) shall be provided for each unit plus one additional parking space for every 3 units (74 spaces).

(2) Vehicular Access.

a. Vehicular access to the Property shall be by way of AC Skinner Parkway. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

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

E. Signs

(1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off AC Skinner Parkway and or (1) permanent, double faced sign in the median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.

(2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

F. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space and Lakes and Ponds

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan. provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

I. Utilities

Water and sanitary sewer will be provided by JEA.

J. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements. The SJRWM wetlands on this site are not impacted and are excluded from this PUD.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use will be Medium Density Residential (MDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from AC Skinner Parkway. All uses are townhomes and a clubhouse.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential and commercial development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. The open space will consist of 3.21 acres. Additionally, ponds total approximately 3.08 acres and provides additional open space.

- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction, with no SJRWM wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: Consist of an existing 0.87 acre pond that will stay in place and an additional 2.21 acre pond to be constructed, for a total of 3.08 acres with (2) ponds on the Property and will be maintained by the Owners Associations.

VI. HOW THIS PUD DIFFERES FROM USUAL APPLICATIONS

The PUD differs from a usual application for rezoning as stated throughout this written description and restated here; There is a variety of lot sizes that differ from a straight zoning, no permissible uses by exception are allowed, location of vehicular access to property is stated, signage is specified, location of retention is noted on the Site Plan dated 06-12-20, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.