

# WRITTEN DESCRIPTION

## NORMANDY APARTMENTS PUD PUD RE# 002185-0000

March 9, 2023

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 14.71 acres of property from CCG-1 to PUD. The parcel is located on the south side of Normandy Boulevard, west of Cecil Commerce Center Parkway.

The subject property is currently owned by Starratt Crossing, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-1 The property is currently vacant. Surrounding uses include: RR/RR-Acre to the north across Normandy Boulevard (vacant residential); CGC/PUD to the east and south (vacant/single family townhomes); and LDR/RLD-120 to the west (single family. The site will be developed as a medium density multi-family apartment use (as per the attached site plan). The use is allowable in the Medium Density Residential category upon approval of the FLUM Amendment.

**Project Name:** Normandy Apartments PUD

**Project Architect/Planner:** North Florida Engineering Services, Inc.

**Project Engineer:** North Florida Engineering Services, Inc.

**Project Developer:** Starratt Crossing, LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 14.71 acres

**Total Acreage of multi-family:** 14.71 acres

**Total number of dwelling units:** not to exceed 240

**Total amount of recreation area:** 0.76 acres

**Total amount of open space:** 1.00 acres

**Total amount of public/private rights of way:** N/A

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

322,384 s.f.

**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. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

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

Shall comply with §656.403

**IV. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 25 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 60 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 ratio shall be 1.3 parking spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Normandy Boulevard, 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.**

(1) 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.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**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 differs from the usual application of the Zoning Code, in that it allows for a lower number of parking units, but still adequate to service the facility. Additionally, the PUD allows for a slight increase in height of building.

**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. The use provides a mix of residential uses needed in the area.
- B. The use is compatible with surrounding land uses and provides for a much less intense use than the commercial general use allowed currently on the site.
- C. Allows for alternate use to meet market demand for housing.

# EXHIBIT F

PUD Name

NORMANDY APARTMENTS

## Land Use Table

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Total gross acreage	14.71	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	8.01	Acres	54.5 %
Total number of dwelling units	240	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	4.94	Acres	33.6 %
Active recreation and/or open space	0.76	Acres	5.2 %
Passive open space	1.00	Acres	6.7 %
Public and private right-of-way	0.00	Acres	0 %
Maximum coverage of buildings and structures	322384	Sq. Ft.	50 %