

# WRITTEN DESCRIPTION

## Yellow Bluff Estates PUD

March 19, 2024

### I. PROJECT DESCRIPTION

Applicants propose to rezone from RR-Acre to PUD 9.69 acres of land. The property is located on the north side of Davidson Farm Rd and to the west of Yellow Bluff Rd.

- A. Project Name: Yellow Bluff Estates PUD
- B. Project Architect/Planner: TBD
- C. Project Engineer: TBD
- D. Project Developer: Yellow Bluff Properties, LLC
- E. Current Land Use Designation: RR
- F. Current Zoning District: RR-Acre
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): 106151-0040

### II. QUANTITATIVE DATA

- A. Total Acreage: 9.69 +/- Acres
- B. Total number of dwelling units: Maximum of 14
- C. Total amount of non-residential floor area: 0
- D. Total amount of recreation area: 0 +/- Acres
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0 +/- Acres
- G. Total amount of land coverage of all buildings and structures: 45%

H. Phase schedule of construction: Single phase

### **III. STATEMENTS**

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The Yellow Bluff Estates PUD differs from the RLD-70 zoning district in that it will increase the minimum lot area from 7,200 square feet to 21,780 square feet (.50 acre)

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.

### **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

- a) Single-family dwellings.
- b) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.
- c) Amenity/recreation areas.
- d) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- e) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: Any use permissible under exception in the RLD districts.

C. Limitations on Permitted or Permissible Uses by Exception:

D. Permitted Accessory Uses and Structures:

- a) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) *Minimum lot area:* 21,780 square feet
- (2) *Minimum lot width:* Seventy (70) feet
- (3) *Maximum lot coverage:* Forty-five (45) percent
- (4) *Minimum front yard:* Twenty (20) feet
- (5) *Minimum side yard:* Five (5) feet
- (6) *Minimum rear yard:* Ten (10) feet
- (7) *Maximum height of structures:* Thirty-five (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.

- (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Yellow Bluff Rd, substantially as shown in the Site Plan. 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 by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

- (3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

- 1) One (1) double faced or two (2) single faced signs not to exceed 32 square feet in area and 8 feet in height.
- 2) Real Estate and Construction Signs.

Per the Zoning Code:

Sec. 656.1306. - Real estate signs.

In addition to any other signs allowed, any lot may have erected on it a temporary, nonilluminated real estate sign not exceeding 24 square feet in area, but only when such property is actually for sale or rent; provided that in RR and RLD districts the sign shall be no greater than four square feet. For the purpose of this Section, the term "lot" shall include the entire area: (1) within the legal boundaries of the lot itself, and (2) between five feet from the edge of the pavement and ten feet from the nearest intersection or driveway, and the front lot boundary line of a single family residential lot (in the case of corner lots, both front lot lines shall be considered). In the event that any portion of this Section is declared invalid, unenforceable, unconstitutional or void or is permanently enjoined, then thereafter no signs shall be erected pursuant to this Section.

(Ord. 93-174-1054, § 10; Ord. 2013-486-E, § 1)

Sec. 656.1307. - Construction signs.

In addition to any other signs allowed, any lot may have erected on it one temporary, nonilluminated construction sign not to exceed 32 square feet, but only while construction is in progress on such property; provided, however, that in RR and RLD districts the sign shall be no greater than four square feet. In the event that any portion of this Section is declared invalid, unenforceable, unconstitutional or void or is permanently enjoined, then thereafter no signs shall be erected pursuant to this Section. These signs shall be set back from the right-of-way not less than ten feet.

(Ord. 93-174-1054, § 11)

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water and electricity to be provided by JEA. Septic tanks to be provided and maintained by owner.

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. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.