

PUD Written Description

**McLaurin Palms PUD
September 23, 2019
Current Zoning District: RR
Current Land Use Designation: LDR
Proposed Zoning District: PUD
RE #: 155544-0000**

I. PROJECT DESCRIPTION

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The creation of a master planned development affords an efficient use of the land.

The property is located on McLaurin Road East near the intersection with Birdies Road. The 2030 Comprehensive Plan Future Land Use Map (FLUM) designation for the property is Low Density Residential (LDR). The property comprises of 6.1 ± acres.

The Applicant proposes to rezone the property from RR to PUD. The purpose of this RR to PUD rezoning is to permit the development of single family residences as shown on the attached site plan. The property is currently vacant.

- A. Project Name: McLaurin PUD
- B. Project Architect/Planner: Corner Lot Development Group
- C. Project Engineer: North Florida Engineering Services, Inc.
- D. Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

- Total Acreage: 6.1 acres
- Total Number of Dwelling Units: Up to 17 Single Family Units
- Total amount of non-residential floor area: 0 acres
- Total amount of active recreation area: 0.0 acres
- Total amount of stormwater ponds area: 2.53 acres

Total amount of public/private rights of way: 0.0 acres

Total amount of land coverage of all buildings and structures over the entire property: 35%

III. USES AND RESTRICTIONS.

A. Permitted Uses and Structures.

1. Single-family detached 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.
3. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception.

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Use and Structures.

1. In accordance with section 656.403 (Accessory Uses and Structures).

IV. DESIGN GUIDELINES

A. Single-Family Residential Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- (1) Minimum lot area: 7,500 square feet
- (2) Minimum lot width: 50 feet
- (3) Maximum lot coverage: 50 percent
- (4) Minimum front yard: 20 feet
- (5) Minimum side yard: 5 feet
- (6) Minimum rear yard: 10 feet

- (7) Maximum height of structures: 35 feet

C. 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 individual homes shall be by way of individual driveways from existing public rights of way.

- (3) *Pedestrian Access.*

- a Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

Sidewalks may be provided along McLaurin Road North or the equivalent length and cost of sidewalk may be provided along the eastern side of McLaurin Road East where sufficient right-of-way exists and existing drainage facilities will not be negatively impacted.

D. Signage

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted.

E. Landscaping

A ten (10) foot wide natural buffer consisting of existing vegetation shall be provided along the eastern edge of the property. An eight (8) foot tall vinyl fence shall be installed on the western portion of this buffer.

A ten (10) foot wide natural buffer consisting of existing vegetation shall be provided along the southern edge of the property. A six (6) foot tall fence (either wood or vinyl) shall be installed on the southern edge of this buffer along the boundary with Lot 1 up to the western edge of the storm water pond.

F. Recreation and Open Space

Per Sec. 656.420, Ordinance Code no active recreation space is required.

G. Utilities

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, the Public Works Department and JEA.

- (1) Water will be provided by JEA.
- (2) Sanitary sewer will be provided by JEA.
- (3) Electric will be provided by JEA.

H. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

I. Phasing

The development will be developed in one phase.

J. Conceptual Site Plan and Modifications

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals.

V. 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 PUD.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD is compatible with the City of Jacksonville's 2030 Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of natural features of the site;
- B. Provide a more desirable development than would be possible through the strict application of the minimum requirements of the Zoning Code;
- C. More efficient use of land resulting in lower development costs;

- D. Provide an environment that will improve the characteristics of the surrounding area;
- E. Enhance the appearance of the area through development criteria;
- F. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- G. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The property is designated Low Residential (LDR) according to the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. At 6.1± acres, the proposed density of 17 residential dwelling units result in a gross density 2.8 units per acre, which is consistent with the LDR FLUM category.
- B. *Consistency with the Concurrency Management System.* The property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of up to 31 dwelling units as herein described which does not exceed the projected holding capacity in the 2030 Comprehensive Plan.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the uses permitted on the property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic. Final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.
- E. *Utilities.* JEA will provide electric, sewer and water services to the Property.
- F. *External Compatibility/Intensity of Development.* The property is located in an existing diverse residential area in the Southside suburban area. The aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.
- G. *Recreation/Open Space.* A residential subdivision development of 17 lots is exempt from the active recreation requirements sets forth in the ordinance code.
- H. *Impact of Wetlands.* The property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and the

U.S. Army Corps of Engineers.

- I. *Listed Species Regulations.* The property is less than fifty (50) acres; therefore, a listed species survey is not required.
- J. *Off-Street Parking and Load Requirements.* The property will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- K. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- M. *Utilities.* JEA will provide electric, sewer and water services to the property.

VIII. SUCCESSORS IN TITLE

All successors in title to the property or any portion of the property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

IX. STATEMENTS

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

The PUD allows for the creative use of LDR zoning category with limitations on uses as accessory and uses by exception to provide compatible development. Specifically, the PUD requires buffers not required by the ordinance code and mandates the size and placement of storm-water facilities and residential lots to achieve compatibility with adjacent properties.

- 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.**

Facilities not dedicated to the City of Jacksonville, if any, will be maintained by a homeowners association.

- C. **Waivers**

No waivers are requested.

LAND USE TABLE

Total Gross acreage

Amount of each different land use by acreage: 6.1 acres 100%

Residential 3.29 acres 53.9%

Single Family

Total Number of dwelling units 17 units

Commercial 0 0%

Industrial 0 0%

Active Recreation 0.0 acres 0.0%

Total Amount of storm water pond area 2.53 acres 41.5%

Buffer Area 0.28 4.6%

Public and private right-of-way 0 acres 0%

Maximum coverage of all buildings and structures 35 percent