

PUD WRITTEN DESCRIPTION
16105 Main Street PUD
September 14, 2020
RE # 108147-0000 and 108107-0010

I. PROJECT DESCRIPTION

- A. Project Name: Main Street PUD
- B. Project Architect/Planner: Connelly & Wicker Inc.
- C. Project Engineer: Connelly & Wicker Inc.
- D. Project Developer: Corner Lot Development Group

The subject property is identified under Real Estate Numbers 108147-0000 & 108107-0010. The property contains 10.79 acres on the east side of Main Street, between Tisonia Road and Redland Way. Currently, the property has CGC and RR Future Land Use Map designations, with RR-acre and CCG-2 zonings. The developer proposes a land use amendment for the Southern 10 acres of the property to LDR and companion PUD rezoning for the entire property. This PUD will allow up to 60 detached single-family homes.

II. QUANTITATIVE DATA

Total Acreage:	10.79 acres
Total Number of Dwelling Units:	Up to 60 Single family residential units.
Total amount of non-residential floor area:	0
Total amount of active recreation area:	0
Total amount of passive/open space:	0.05 acres
Total amount of public/private rights of way:	1.80 acres
Total amount of land coverage of all buildings and structures over the entire property:	4.93 acres

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures

- (1) Single-family dwellings.
- (2) Townhomes, subject to Section 656.414
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- (4) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- (5) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (6) Detached Accessory Dwelling Unit.

B. Permitted Use and Structures by Exception.

N/A

C. Permitted Accessory Use and Structures.

1. Accessory uses allowed in accordance with Section 656.403.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot requirements (Lots 35-45 and 50-60).
 - a. Minimum lot width – 40 feet.
 - b. Minimum lot area – 4,000 square feet.
- (2) Minimum lot requirements (Lots 1-34 and 46-49).
 - a. Minimum lot width – 50 feet.
 - b. Minimum lot area – 4,500 square feet.
- (3) Maximum lot coverage – 65%.
- (4) Minimum yard requirements.
 - a. Front – 20 feet.

- b. Side – 3 feet.
- c. Rear – 10 feet.

(5) Maximum height of structures - 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:

Vehicular access to the property shall be via Main street, substantially as shown on the site plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.

C. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

D. Landscaping.

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

E. Recreation and Open Space.

Pursuant to Section 656.420(b), a residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee as found in www.coj.net/fees, per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.

F. 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, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands.

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

H. 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, however, all final designs shall be consistent with the location and massing as shown on the site plan.

I. Phasing

This project shall be developed in a single phase.

J. Continued Operation and Maintenance

16105 Homeowners' Association shall be obligated to maintain common areas, landscaping, parking or other shared areas of the Planned Unit Development. The establishment of 16105 Homeowners' Association shall be made prior to the completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with initial permit requests to the Building Inspection Division.

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 Property.

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

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses and building height. The design and layout of the PUD accomplishes the following:

- A.** Creative in its approach through the use of urban design of the site;
- B.** Allows for a mix of products but are nonetheless consistent with adjoining uses;
- C.** A mix of product allows for a more efficient use of the land;
- D.** Provide an environment that will meet the characteristics of the surrounding area.
- E.** Supportive of property values and a substantial improvement of the quality of development potential on the property as of the date hereof; and,

- F. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

VII. DEVIATIONS REQUESTED.

The PUD deviates from the Zoning Code as follows:

As to 40 and 50 foot lots, lot coverage up to 65% is allowed. As to 50 foot lots, required sideyard setbacks are reduced from 5 feet to 3 feet. Additionally, the PUD allows for Detached Accessory Dwelling Units.

VIII. 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 Category is LOR. If the PUD is approved, the site will be consistent with the LOR Land Use Category and the Comprehensive Plan.
- B. **Consistency with the Concurrency Management System.** The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number.
- C. **Allocation of Commercial Land Use.** This is a residential PUD.
- D. **Internal Compatibility Vehicular Access.** The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have direct access to Main Street. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.
- E. **External Compatibility/Intensity of Development.** The Property is located in an existing residential area along North Main Street. The aesthetic and design guidelines will be consistent with the residential development in the general area.
- F. **Recreation/Open Space.** As per the 2030 Comprehensive Plan. The lake or water feature will be used as passive recreation for the site.
- G. **Impact on Wetlands.** Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.

H. Listed Species Regulations. A listed species survey will not be required.