

WRITTEN DESCRIPTION

**Samaritan PUD
RE# 012916-0000 and 012916-0010**

November 12, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 13.56 acres of property from CCG-1 to PUD. The parcel is located on the corner of 103rd Street and Samaritan Way.

The subject property is currently owned by Segovia Ventures Et Al and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use designation of CGC and is within the zoning districts CCG-1. The site has a Future Land Use designation of CGC and, as such, will be developed with at least 20% non-residential uses. Surrounding uses include: CGC/CCG-1 and CCG-2 to the North and West; CGC/PBF-2 to the East; and CGC/PUD and LDR/RR-Acre to the South. The site will be developed with medium density residential uses and Commercial uses as per the attached site plan.

Project Name: Samaritan PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 13.35 acres

Total number of dwelling units: not to exceed 100 units

Total amount of non-residential floor area: 2.65 acres

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 1.61 acres

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

298,822 square feet

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses (Parcel A):

1. Multiple-family dwellings.
2. Townhomes.
3. Single-Family dwellings.
4. Assisted living facilities.
5. Home occupations meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Nursing homes.
9. Group care homes.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

C. Permitted Uses (Parcel B):

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.

5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

15. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
23. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
24. Mobile Car Detailing Services and automated car wash facilities meeting the

performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A. Lot Requirements – Parcel A

Townhomes (100 dwelling units):

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to [Chapter 654](#), Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
 - (1) Minimum lot width - 15 feet; 20 feet for end units
 - (2) Minimum lot area - 1,500 square feet
 - (3) Maximum lot coverage by all buildings - 70 percent
 - (4) Minimum yard requirements:
 - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
 - (5) Maximum height of structures - 35 feet

B. Lot Requirements – Parcel B

B.1. Commercial Parcels

- (1) Minimum yard requirements.
 - (a) Front — None.

- (b) Side — None; 15 feet when adjacent to a residential district.
- (c) Rear — 10 feet.
- (2) Maximum height of structures - Sixty (60) feet.
- (3) Maximum lot coverage – None.

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 parking ratio for Parcel A shall be 1.5 spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Samaritan Way, 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) Parcel A

- (i) 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) Parcel B

- (i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.

- (ii) Wall signs 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.

Development shall substantially conform to the PUD site plan. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change and will be subject to the approval of the Planning and Zoning Department.

VII. STATEMENTS

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

The proposed PUD allows for a mixed-use project that meets the residential and commercial demand for the area. The PUD allows for a more efficient development procedure than conventional zoning districts and provides for a synchronous mix of uses.

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. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for residential and commercial uses