

**Monroe Estates PUD**

**Written Description  
November 29, 2021**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 002318-0000
- B. Current Land Use Designation: AGR-IV
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Atlee Development Group, Inc. (the “Applicant”) proposes to rezone approximately 19.04 acres of property located on Normandy Boulevard, immediately west of Nathan Hale Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). The Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with townhomes with a common scheme of development, as shown on the PUD Conceptual Site Plan dated November 19, 2021 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**.

The Property lies within the Agriculture (IV) (AGR-IV) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-IV	AGR	Single Family Residential, Church
East	AGR-IV, PBF	PUD	Vacant, Cecil Commerce Center
North	LDR	PUD	Multi-family Residential (Apartments)
West	AGR-IV, RR, LDR	AGR	Single Family Residential

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 7 units per acre.

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

#### **C. Permitted Uses**

1. *Permitted uses and structures.* Those uses and structures permitted in the RMD-A zoning district.
2. *Permissible uses by exception:* Those uses permitted by exception in the RMD-A zoning district.
3. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre.
4. *Lot and yard requirements:* Those lot and yard requirements set forth by the RMD-A zoning district.
5. *Maximum height of structure:* The maximum heights set forth by the RMD-A zoning district.

#### **D. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

#### **E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

**F. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**1. Recreation**

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

**2. Access**

Access will be provided as shown on the Site Plan via Normandy Boulevard. The location and design of the access point on Normandy Boulevard and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

**3. Signage**

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.

**4. Construction offices/model homes/real estate sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**5. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**6. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), except that the required subdivision landscape buffer along Nathan Hale Road shall be increased to an average of thirty (30) feet, as generally shown on the Site Plan.

**7. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

**8. Parking**

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2021).

**9. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**10. Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RMD-A (70%).

**11. Utilities**

Electric power, water and sewer will be provided by JEA.

**12. PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on November 30, 2021.

**VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a townhome community with a common scheme of development. The PUD allows for development of townhomes consistent with development in the area, and particularly the multifamily residential development directly across Normandy Boulevard. The PUD also provides for increased buffering along Nathan Hale Road, which road provides access to primarily single family residential uses to the south. The PUD design ensures consistency with the surrounding zoning and existing uses.

**VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; and it provides for increase buffering requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Subdivision Buffer:</b>	Section 656.1222 of the Zoning Code requires an average 20 foot buffer adjacent to public roads.	This PUD increases the required subdivisions buffer along Nathan Hale Road to an average of 30 feet.	To ensure compatibility with surrounding uses.
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**VIII. Names of Development Team**

Developer: Atlee Development Group, Inc.

Planner/Engineer: Almond Engineering

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit “F.”

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the

surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**7. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**8. Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

**10. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

**11. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.