

WRITTEN DESCRIPTION

**Interstate Center PUD
RE# 020703-0010**

February 22, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.89 acres of property from PUD to PUD. The parcel is located on the West side of Interstate Center Dr., North of the Clark Rd. intersection.

The subject property is currently owned by CLDG Land III, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC and PUD, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the CGC portion to MDR. Surrounding land uses include LDR to the west; CGC and MDR to the North; and CGC to the south, along Interstate Center Drive. The site will be developed as a medium density multi-family duplex use (as per the attached site plan).

Project Name: Interstate Duplexes 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: 1.89 acres

Total number of dwelling units: not to exceed 22 units

Total amount of non-residential floor area: N/A

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 0.41 acres

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

Not more than 30%

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. Housing for the elderly
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

IV. DESIGN GUIDELINES

A. Lot Requirements

A.1. Townhomes:

- (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: - 20 feet

- (2) Minimum lot area: - 1,800 square feet
- (3) Maximum lot coverage by all buildings: - 60 percent
- (4) Maximum yard requirements:
 - (a) Front - 20 feet
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
- (5) Maximum height of structures. 35 feet
- (6) Minimum open space. The gross density for an RMD Zoning District may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space shall be platted as a separate tract and designated as "open space" on such plat.

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 shall be 1.5 spaces per unit.

- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Moose Road, 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) 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) Directional signs shall not exceed four (4) square feet.

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 residential project that meets the increased residential demand for the area. The PUD allows for a more efficient development procedure than conventional zoning districts and provides for a synchronous mix of residential 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