

WRITTEN DESCRIPTION

DUVAL POWELL PUD RE# 019544-0010 & 019544-0300

February 24, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 16.43 acres of property from IL to PUD. The parcel is located on the North side of I- 295, off of Duval Rd.

The subject property is currently owned by FKP, Ltd., 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 LI and IL, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LI portion to CGC. Surrounding uses include LI/PUD to the north (for an Amazon distribution facility); LI/PUD and to the west (Filling Station); and MDR/PUD to the south (single and multi-family). The site will be developed to have a commercial property at the front along Duval Road and a multi-family development on the south side of the parcel to provide residential solutions for the employers in the area.

Project Name: Duval Powell Development

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 16.43 acres

Total number of dwelling units: not to exceed 320 units

Total amount of non-residential floor area: minimum of 62,623 sq. ft.

Total amount of recreation area: Shall comply with §656.420

Total amount of private rights of way: 162,327 sq. ft.

Total amount of land coverage of all residential buildings and structures:
357,845 s.f.

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

Single-phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses: Parcel A (Multi-Family Parcel)

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. Churches, including a rectory, sanctuary, administrative offices, and similar and related uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
10. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
11. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The maximum number of children attending the school shall not exceed 560.

B. Permitted uses: Parcel B (Commercial)

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 permit holder.
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. 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.
11. 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.
12. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. 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.

20. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
21. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
22. 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.1. Lot Requirements – Parcel A

- (1) Minimum lot area: 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 20 units per acre
- (2) Maximum lot coverage: 50 percent
- (3) Minimum front yard: 20 feet
- (4) Minimum side yard: 5 feet
- (5) Minimum rear yard: 15 feet
- (6) Maximum height of structures: 60 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 60 feet.

A.2. Lot Requirements – Parcel B

- (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 ratio shall be 1.30 parking spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Powell 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 on one side of the entry road and will connect to the existing sidewalks on Duval Rd. and work with staff to be 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. Two locations will be allowed for this sign. One may be located at the entry to the site on the north side of the property and one at the Residential complex on the south side of the property.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs shall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way 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.

VII. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing and commercial service in the area. The proposed PUD will provide for a mixed-use development incorporating both residential and commercial uses. The mix of uses will provide the surrounding area with housing and commercial uses, more efficiently than a strict application of the zoning code.

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 as well as a mix of both residential and commercial uses;

B. Is compatible with surrounding land uses, which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing

EXHIBIT F

PUD Name

DUVAL POWELL PUD

Land Use Table

Total gross acreage	16.43	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	13.82	Acres	80 %
Total number of dwelling units	320	D.U.	
Commercial	3.28	Acres	20 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way	3.73	Acres	22 %
Maximum coverage of buildings and structures	357,845.4	Sq. Ft.	50 %