

WRITTEN DESCRIPTION

**Byrd Property PUD
RE# 108118-0000, 108115-0100**

April 14, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 40.71 acres of property from AGR to PUD. The parcel is located on the north side of Pecan Park Road, west of I-95.

The subject property is currently owned by Estate of Shirley W. Byrd and Shirley Byrd, 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 AGR-IV/AGR, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to LDR. Surrounding uses include: LDR/PUD to the north and west (single family); LDR/PUD to the east (vacant timber land); and PBF/PUD to the south (vacant government). The site will be developed as single family residential.

Project Name: Byrd Property PUD

Project Architect/Planner: Kimley-Horn

Project Engineer: Kimley-Horn

Project Developer: KB Home

II. QUANTITATIVE DATA

Total Acreage: 40.71 acres

Total number of dwelling units: 113 lots

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

Total amount of recreation area/open space: 8.65 acres

Total amount of passive open space: 14.43 acres

Total amount of public/private rights of way: 3.67

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

13.96 acres

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

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

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements

A. Single-family dwellings (not to exceed 113 units):

- (1) Minimum lot width – 40 feet
- (2) Minimum lot area – 4,000 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 by way of Pecan Park 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.* 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.
- (3) Wall signs painted on the wall 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 2030 Comprehensive Plan and 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 residential uses needed for housing in the vicinity.

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 housing.

PUD Name: Byrd Property PUD

Land Use Table

Total gross acreage	40.71 acres	100%
Amount of each different land use by acreage		
Single family	40.71 acres	100 %
Total number of dwelling units	Up to 113 D.U.	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	8.65 acres	
Passive open space	14.43 acres	
Public and private right-of-way	3.67 acres	
Maximum coverage of buildings and structures	13.96 acres	