

## **REVISED WRITTEN DESCRIPTION**

### **STARRATT CROSSING PUD RE# 106936-8550 & 106936-8610**

**July 7, 2022**

#### **I. PROJECT DESCRIPTION**

Applicant proposes to rezone approximately 17.11 acres of property from PUD to PUD. The parcel is located on the north side of New Berlin Road, south of Airport Center Drive.

The subject property is currently owned by Starratt Crossing, 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/PUD. The property is currently vacant. Surrounding uses include: CGC/PUD to the east (single family); LDR/PUD to the south across New Berlin Road (single family); LDR/RLD-120 (mobile home) and CGC/CCG-1 (warehouse/storage) to the west across JEA easements; and MDR/PUD (vacant) to the north. The site will be developed with two parcels. Parcel A will be developed as a multi-family development, as per the attached site plan. Parcel B will continue with CCG-1 uses. The split of parcels is intended to meet the 80/20 split of CGC lands to allow multi-family use in that land use category

**Project Name:** Starratt Crossing PUD

**Project Architect/Planner:** N/A

**Project Engineer:** WGI

**Project Developer – Parcel “A”:** Prospect Realty, LLC

**Project Developer – Parcel “B”:** Tomas Jimenez, Sr.

#### **II. QUANTITATIVE DATA**

**Total Acreage:** 17.11 acres

**Total Acreage of residential – Parcel “A”:** 14.61 acres

**Total number of dwelling units:** 320

**Total Acreage of commercial – Parcel “B”:** 2.50 acres

**Total amount of non-residential floor area:** 102,500 s.f.

**Total amount of recreation area:** 48,000 s.f.

**Total amount of open space:** 1.93 acres

**Total amount of public/private rights of way:** N/A

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

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

Construction may be completed in multiple phases.

### **III. USES AND RESTRICTIONS (PARCEL “A” - RESIDENTIAL)**

#### **A. Permitted Uses:**

1. Single-family homes meeting the criteria of the RMD-A zoning district.
2. Multiple-family dwellings meeting the criteria of the RMD-C zoning district.
3. Townhomes and row houses.
4. Housing for the elderly
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

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

### **IV. DESIGN GUIDELINES (PARCEL “A” - RESIDENTIAL)**

#### **A. Lot Requirements:**

The lot and yard requirements shall be as set forth in the RMD-A zoning district for single family homes and RMD-C for multi-family use, except townhomes shall be subject to §656.414 of the Zoning Code, except the side yard setback for townhomes developed as duplexes shall be five (5) feet, and the maximum height shall be 60 feet for multi-family use.

#### **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 that no guest

parking spaces shall be required for townhomes or duplexes with two-car garages.

(2) *Vehicular Access.*

- a. Vehicular access to Parcel “A” shall be by way of Starratt 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.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(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 monument signs not to exceed sixty (150) square feet in area and twelve (20) feet in height, per entrance to Parcel “A”. Monument signs shall be allowed within the private right-of-way of the PUD as designated for residential uses.

**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. Parcel “A” shall not be subject to landscape requirements designated for commercial uses.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for 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.

**V. USES AND RESTRICTIONS (PARCEL “B” - COMMERCIAL)**

**A. Permitted Uses:**

- (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, 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) 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.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (14) Churches, including a rectory or similar use.

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

## **VI. DESIGN GUIDELINES (PARCEL “B” - COMMERCIAL)**

### **A. Lot Requirements:**

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 65 feet

### **B. Ingress, Egress and Circulation:**

- (2) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - c. Vehicular access to the Property shall be by way of Airport Center Drive, 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.
  - d. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
  - b. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

### **C. Signs.**

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided

such signs are located no closer than two hundred (200) feet apart.

(2) Wall signs are permitted.

(3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted; provided, any square footage utilized for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

#### **D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

#### **E. Recreation and Open Space:**

N/A

#### **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.

### **VII. 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.

## **VIII. STATEMENTS**

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

Development allows alternate uses to CCG-1 commercial zoning category to meet market conditions and demands of the area.

**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.

## **IX. 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.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Allows for alternate use to meet market demands.

## EXHIBIT F

### PUD Name: Starratt Crossing PUD

#### Land Use Table

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Total gross acreage	17.11 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	14.61 acres	
Total number of dwelling units	Up to 320	
Commercial	2.50 acres (102,500 sf)	
Industrial	0	
Other land use	0	
Active recreation and/or open space	1.93	
Passive open space	N/A	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	TBD	