

WRITTEN DESCRIPTION

HYATT RD PROPERTY PUD RE# 107853-0000 & 107856-0000

February 15, 2023

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 14.35 acres of property from IL to PUD. The parcel is located on the west side of Main Street North, north of Max Leggett Parkway.

The subject property is currently owned by Advantis MCA Hyatt, 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: LI/IL. The site is the subject of a companion FLUM Amendment from MDR to MDR with a site specific text amendment to increase the number of units allowed. The property is currently vacant. Surrounding uses include: CGC/PUD to the east across Main Street (commercial warehouse); LDR/RLD-60 to the south (single family); CGC/PUD to the west (vacant commercial); and LI/IL to the north(warehouse).

Project Name: Hyatt Rd Property PUD

Project Architect/Planner: WGI

Project Engineer: WGI

Project Developer: Prospect Realty, LLC

II. QUANTITATIVE DATA

Total Acreage: 14.35 acres

Total Acreage of residential: 14.35 acres

Total number of dwelling units: 296

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

Total amount of recreation area: 1.31 acres

Total amount of open space: 2.24 acres

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

Total amount of land coverage of all residential buildings and structures: 97,556 s.f.

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

A. Lot Requirements:

The lot and yard requirements shall be as set forth in the RMD-C zoning district or as shown on the site plan, 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 as allowed in §656.414 of the zoning code.

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 Parcel “A” shall be by way of Hyatt 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 monument signs not to exceed sixty (60)

square feet in area and twelve (12) 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.

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.

V. 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.

VI. STATEMENTS

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

The site plan allows for a slight increase in height and a slight increase in required parking.

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.

VII. 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: Hyatt Road Property PUD

Land Use Table

Total gross acreage	14.35 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	14.35 acres	
Total number of dwelling units	296	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	1.31 acres	9.1%
Passive open space	2.24 acres	15.6%
Public and private right-of-way		
Maximum coverage of buildings and structures	97,556 sf	15.6%