

**PUD WRITTEN DESCRIPTION**  
**ALADDIN ROAD PUD**  
**April 25, 2023**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 8.14 acres of property to allow for a single-family development on the property located at 12045 Aladdin Road (RE# 158113 0005) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is within the LDR land use category, the Suburban Development Area, and is zoned RR-Acre.

Originally, Applicant filed a conventional rezoning application for the Property requesting to rezone from RR-Acre to RLD-70. Applicant subsequently amended the application to RLD-90 in response to neighborhood concerns regarding consistency of the proposed single-family lots with the surrounding communities. Now, after further discussion with the community, this PUD is filed to permit single-family development consistent with the RLD-90 zoning district with additional site-specific design programming to ensure the upmost compatibility with the surrounding community.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RR-Acre/RLD-90	Single family
East	LDR	RR-Acre	Single family
South	LDR	RLD-100A/RLD-100B/RR-Acre	Single family
West	LDR	RR-Acre	Single family

- B. Project name: Aladdin Road PUD.
- C. Project engineer: Dominion Engineering Group, Inc.
- D. Project developer: RCBF Properties, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RR-Acre.
- H. Requested zoning district: PUD.
- I. Real estate number: 158113 0005.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 8.14 acres
- B. Proposed number of single-family homes: 20 units.

## **III. STATEMENTS**

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

This PUD adopts the RLD-90 zoning district with the following restricted uses and enhanced buffers:

- 1. Golf courses, country clubs, and borrow pits are prohibited uses.
  - 2. Single family dwellings on lots 2, 3, 4, 5, 8 and 16 as conceptually depicted on the Site Plan shall not exceed one (1) story in height.
  - 3. A minimum eight (8) foot tall, eighty-five percent (85%) opaque fence and ten (10) foot landscape buffer are required along the interior boundary lines of the Property.
  - 4. Rear yards shall have a twenty (20) foot setback.
- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:
  - 1. Single-family dwellings.
  - 2. Foster care homes.
  - 3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
  - 4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
6. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
7. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width: Ninety (90) feet.
2. Minimum lot area: Nine thousand nine hundred (9,900) square feet.
3. Maximum lot coverage by all buildings. Forty-five percent (45%). Impervious surface ratio as required by Section 654.129.

4. Minimum yard requirements.
    - a. Front – Twenty (20) feet.
    - b. Side – Five (5) feet.
    - c. Rear – Twenty (20) feet.
  5. Maximum height of structures:
    - a. Thirty-five (35) feet; provided, however, that lots 2, 3, 4, 5, 8 and 16 as conceptually depicted on the Site Plan shall be limited to one (1) story.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code.
  2. *Vehicular Access.* Vehicular access to the Property shall be by way of Aladdin Road, substantially as shown on the Site Plan.
  3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for RLD-90 zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however,
1. a minimum eight (8) foot tall, eighty-five percent (85%) opaque fence shall be installed along the interior boundaries of the property.
  2. a minimum ten (10) foot landscape buffer to include trees such as oak, laurel or myrtle shall be provided along the interior boundaries of the Property.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
4. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
10. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
11. Policy 3.1.3 - The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.
12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

13. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

*Housing Element*

14. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
15. Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

**B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

**C. Allocation of residential land use.**

The Property is located within the LDR land use category and the Suburban Development Area. The LDR-Suburban Development Area is intended to provide low density residential development generally in the form of single-family detached housing. The maximum permitted density is seven (7) units to the acre when full urban services are supplied. The conceptual Site Plan filed herewith proposes twenty (20) single-family lots that conform with the RLD-90 zoning district, resulting in 2.45 units per acre density.

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Aladdin Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

**E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is surrounded by single-family development. Just north of the Property is approximately one hundred forty (140) acres of RLD-90 zoning. This PUD proposes single-family development consistent with the development pattern and implements enhanced buffering and height restrictions to ensure compatibility with the larger abutting lots.

**F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

**EXHIBIT F**  
**Land Use Table**

Total gross acreage	<u>8.14</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>8.14</u> Acres	<u>100</u> %
Total number of dwelling units	<u>20</u> D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.