

Jones Road PUD Phase 2

Written Description July 26, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE # 002896-0220
- B. Current Land Use Designation: AGR
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Coastland Group, LLC (the “Applicant”) proposes to rezone approximately 32.32 acres of property located in the northwest quadrant of the intersection of Jones Road and Cisco Drive, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family homes and townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated July 6, 2023 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The proposed development of the Property with paired villas is consistent and compatible with the surrounding area. The property directly to the east across Jones Road was approved for single family development pursuant to Ordinance 2021-685-E. The property directly to the north was approved for single family development pursuant to Ordinance 2022-538-E. The property directly to the north of that also contains single family uses. To the south, directly across Cisco Drive, is a Southeast Toyota Distributors Center and Southeast Toyota Technical Center. Given its location, development of the Property with paired villas would be well positioned to use nearby recreation areas (Cary State Forest), would provide more variety in housing opportunities to employees at the growing industrial and commercial uses in the area, and would provide a good transition between the single family uses to the north and the intense uses to the south.

The Property lies within the Agriculture (AGR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MU	PUD	Industrial, Vacant
East	LDR	PUD	Single family residential
North	LDR	PUD	Single family residential
West	AGR	AGR	Single family residential, Agricultural

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed 7 dwelling units per acre (220 d.u./32.32 acres of LDR).

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. As shown on the Site Plan, the proposed development includes cross access connectivity to the abutting PUD to the north, which consists of single family residential uses. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The PUD permits multiple lot sizes and multiple dwelling types, and the configuration of the same on the Site Plan is subject to change. Townhomes, as described in Section III.C.4.a below, shall be permitted on the Property. Single family residential uses, as described in Section III.C.4.b below, shall also be permitted on the Property.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Single family detached dwellings.
 - b. Townhomes, including paired villas, subject to Section 656.414 of the Zoning Code as modified by Section III.C.4.a of this Written Description.

- c. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - d. Housing for the elderly.
 - e. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - f. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - g. Mail center.
 - h. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - i. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
2. *Permissible uses by exception.* Those uses permitted by exception in the RLD-60 zoning district.
3. *Maximum gross density.* Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed 7 dwelling units per acre (220 d.u./32.32 acres of LDR).
4. *Lot requirements.*
- a. **Townhomes and paired villas.** The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that the minimum lot width for townhomes developed as paired villas shall be twenty (20) feet and the side yard setback for townhomes developed as paired villas shall be five (5) feet.
 - b. **Single Family Residential—Min. 40 ft. width lots.**
 - i. *Minimum lot requirement (width and area).*
 - 1. Width—Forty (40) feet.
 - 2. Area—4,000 square feet.
 - ii. *Maximum lot coverage* —Fifty (50) percent.
 - iii. *Minimum yard requirements.* Subject to the provisions of Section

656.403(a), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

1. Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.
 2. Side— Three (3) feet.
 3. Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 4. Side Street—Ten (10) feet.
- iv. *Maximum height of structure.* Thirty-five (35) feet.
- v. *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

F. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Recreation

Active recreation on the Property will be provided pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of

the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 2.2 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 2.21 acres of park/active recreation space will be provided throughout the Property, which is in addition to approximately 2.99 acres of wetlands that will remain on the Property and an approximately 4.78-acre pond.

B. Access

Access will be provided as shown on the Site Plan via the northern subdivision and/or Jones Road. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

C. Signage

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

1. Community Identification Monument Sign at Main Entrance(s) of Property.

Community identification monument signs will be permitted at the entrance(s) to the Property. The entrance(s) may have either one (1) double-sided or two (2) single-sided, externally illuminated signs.

Each of these monument signs, if applicable, will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

2. Other Signs.

Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)
Community Identification Monument Sign(s)	Main Entrance	1 Double-sided or 2 Single-sided Per Entrance	32	8
Directional Signs	Project Wide		4	
Real Estate/Construction/Temporary Signs	Project Wide		32	12

D. CONSTRUCTION OFFICES/MODEL HOMES/REAL ESTATE SALES.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

E. SILVICULTURE USES MAY CONTINUE.

Silviculture operations are a permitted use in this PUD and may continue until build-out.

F. LANDSCAPING/BUFFER

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

G. MODIFICATIONS

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

H. PARKING

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2023), except that no guest parking spaces shall be required for townhomes (paired villas) with 2-car garages. Each townhome lot is intended to be a minimum of 20 feet wide, as opposed to the minimum of 25 feet for end units and 15 feet for interior units pursuant to Section 656.414 of the Zoning Code. As such, the development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes (paired villas) with 2-car garages. Townhome units within each paired

villa are intended to be developed with 1-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.

I. SIDEWALKS, TRAILS AND BIKEWAYS

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

J. UTILITIES

Electric power, water and sewer will be provided by JEA.

K. PUD CONCEPTUAL SITE PLAN

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, cross access connectivity, stormwater ponds, and other features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on May 30, 2023.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of the Property with single family homes and townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development. Furthermore, as described in greater detail above, this type of development is needed to provide adequate choices for residents and employees in this area and will complement other residential uses in the area.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; it allows for reduced setbacks for townhomes developed as paired villas; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it provides for site-specific signage requirements; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted uses on the property, as compared to those uses permitted in the RLD zoning districts. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
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<p>Signage</p>	<p>656.1303(a):</p> <p>(a) <i>Residential zoning districts:</i></p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(2) RMD-C, RMD-D, RMD-E and RHD zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(3) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(4) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>656.1308:</p> <p>Any subdivision in any zoning district may have two subdivision identification signs not exceeding 24square feet in area for each sign provided that each such signs shall be located at an entry of the subdivision and at the intersection of two street rights-of-way. Such signs shall be limited to the name of the subdivision, and no other words or forms of advertisement shall appear on the signs. Each sign shall be included as part of the site plan or sketch plan approval pursuant to Section 656.404 or Chapter 654. Provided, however, all subdivision signs in existence prior to November 4, 1993, are exempt from the requirements of this Section. In the event any portion of this Section is declared invalid, unenforceable, unconstitutional or void or are enjoined, then thereafter no signs shall be erected pursuant to this Section.</p>	<p><u>Community Identification Monument Sign at Main Entrance(s):</u></p> <p>Community identification monument signs will be permitted at the entrance(s) to the Property. The entrance(s) may have either one (1) double-sided or two (2) single-sided, externally illuminated signs.</p> <p>Each of these monument signs, if applicable, will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.</p> <p><u>Other Signs:</u></p> <p>Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.</p> <p>All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p> <p>Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.</p> <p>Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>
<p>Permitted Uses:</p>	<p><u>RLD-40/50/60 §656.305(A)(II)(a)</u></p> <p>(1) Single-family dwellings.</p> <p>(2) Townhomes (RLD-TNH only)</p> <p>(3) Foster care homes.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Community residential homes of six or fewer residents meeting the performance</p>	<ol style="list-style-type: none"> 1. Single family detached dwellings. 2. Townhomes, including paired villas, subject to Section 656.414 of the Zoning Code as modified by Section III.C.4.a of this Written Description. 3. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning 	<p>To allow for development of the Property with residential uses.</p>

	<p>standards and development criteria set forth in Part 4.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) 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.</p> <p>(10) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Detached Accessory Dwelling Unit (RLD-TND only).</p>	<p>Code.</p> <ol style="list-style-type: none"> 4. Housing for the elderly. 5. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. 7. Mail center. 8. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 9. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses. 	
<p>Lot Requirements</p>	<p>For RLD 40/50/60:</p> <p>Width – 40/50/60 feet, as applicable Area – 4,000/5,000/6,000 square feet, as applicable Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p>RLD 50/60 Front—20 feet. Side—5 feet. Rear—10 feet.</p> <p>RLD 40 Front—20 feet. Side—3 feet. Rear—10 feet.</p> <p><u>656.407:</u></p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80 percent of the minimum lot width, whichever is less.</p>	<p><u>Townhomes and paired villas.</u></p> <p>The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that the minimum lot width for townhomes developed as paired villas shall be twenty (20) feet and the side yard setback for townhomes developed as paired villas shall be five (5) feet.</p> <p><u>Single Family Residential—Min. 40 ft. width lots.</u></p> <p><i>Minimum lot requirement (width and area).</i> Width—Fifty (40) feet.</p> <p>Area—4,000 square feet.</p> <p><i>Maximum lot coverage</i> —Fifty (50) percent.</p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.</p> <p>Side— Three (3) feet.</p> <p>Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line</p>	<p>To account for unique site characteristics. This PUD allows for development of paired villas in a manner consistent with the spirit and intent of the Zoning Code. Section 656.414 of the Zoning Code is intended to address townhomes with 3 or more units in each building (e.g. it contains lot requirements for interior units). In a paired villa, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the minimum lot width and side yard setback. The proposed setback for paired villas of 5 feet is greater than the required setback for single-family homes in the RLD-40 zoning district and equal to that required for the RLD-50 through RLD-90 zoning districts.</p>

		<p>extends into the pond.</p> <p>Side Street—Ten (10) feet.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p>	
Guest Parking	Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.	This PUD requires no guest parking for townhome units with 2 car garages.	Each townhome lot is intended to be a minimum of 20 feet wide, as opposed to the minimum of 25 feet for end units and 15 feet for interior units pursuant to Section 656.414 of the Zoning Code. As such, the development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes (paired villas) with 2-car garages. Townhome units within each paired villa are intended to be developed with 1-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. Names of Development Team

Developer: Coastland Group, LLC

Planner/Engineer: TOCOI Engineering, LLC

Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit “F.”

X. PUD REVIEW CRITERIA

1. **Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

2. **Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

3. **Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. **Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. **External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Further, the proposed development includes cross access connectivity to the abutting PUD to the north, which consists of single family residential uses, which will lessen potential traffic on Jones Road. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. **Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

8. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

10. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2045 Comprehensive Plan with regards to sidewalks.