

WRITTEN DESCRIPTION

DEAN ROAD TOWN HOUSE DEVELOPMENT PUD RE# 138573-0000, 138573-0100, 138577-0000, 138579-0020

December 18, 2023

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 6.41 acres of property from RLD-60 to PUD. The parcel is located on the west side of Dean Road, north of Terry Road.

The subject property is currently owned by Saman Properties, 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: LDR/RLD-60. The site is the subject of a companion FLUM Amendment from LDR to MDR. The property is currently single-family. Surrounding uses include: LDR/RLD-60 to the north, west, and east across Dean Road (single family); to the south (church/school).

Project Name: Dean Road Apartment Complex PUD

Project Architect/Planner: VIKA SOUTH, LLC

Project Engineer: VIKA SOUTH, LLC

Project Developer: Saman Properties, LLC

II. QUANTITATIVE DATA

Total Acreage: 6.41 acres

Total number of dwelling units: up to 77

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

Total amount of recreation area: 34,008 s.f.

Total amount of open space: N/A

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

Total amount of land coverage of all residential buildings and structures: 70%

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

Construction may be completed in multiple phases.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings up to 12 dwelling units per acre.
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 follows:

1. Multiple-family dwellings:
 - a. Minimum yard requirements:
 1. front 20 feet
 2. side 10 feet
 3. rear 10 feet
 - b. Height: 40 feet, provided, however, height may be unlimited where all required yards are increased one foot for each three feet of building height over 40 feet
 - c. Lot coverage 65 percent
2. Townhomes shall be subject to §656.414 of the Zoning Code, except the side yard setback for townhomes developed as duplexes shall be zero (5) feet, ten (10) feet on end units, 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 shall be by way of Dean 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 2045 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, , except the project provides more recreation than is required by the Code.

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 recreation 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. Specifically, the internal roads will be private and maintained by a homeowners association.

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 2045 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 2045 Comprehensive Plan.
- D. Allows for alternate use to meet market demands.