

**PUD WRITTEN DESCRIPTION
HALSEMA ROAD PUD
December 5, 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 29.06 acres of property to allow for a recreational vehicle (“RV”) community at the property located at 911 Halsema Road (RE# 001927 0004) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the Low Density Residential (“LDR”) land use category, the Suburban Development Area, and is zoned RLD-90, RLD-100A, and RR-Acre.

The Property is currently used for a single-family residence. This PUD is filed to unify the Property under a single zoning district and permit an upscale, family-focused RV community with amenities designed to accommodate the modern needs of remote workers, out-of-town business owners, and contract personnel in the medical, construction and military industries (collectively, the “Project”). The western portion of the Property will remain in the LDR land use category and remain residential subject to the RLD-100A zoning district requirements (the “Residential Area”). The eastern portion is subject to a companion land use amendment to Recreation and Open Space (“ROS”) to facilitate the proposed RV community (the “RV Community Area”). The Property’s close proximity to the Halsema Trailhead of the Baldwin Rail Trail, Cary State Forest, and Cary Wildlife Management Area will provide convenient recreational opportunities to the working professionals lodging at the RV 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	RLD-90/RR-Acre	Single-family
East	LDR	PUD (2023-74)/RR-Acre	Single-family
South	LDR	RR-Acre	Single-family
West	LDR	RLD-90	Single-family

- B. Project name: Halsema Road PUD.
- C. Project engineer: Solid Rock Engineering.
- D. Project developer: William and Jenny Lloyd.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.

G. Current zoning district: RLD-90, RLD-100A, and RR-Acre.

H. Requested land use designation: LDR/ROS.

I. Requested zoning district: PUD.

J. Real estate number: 001927 0004.

II. QUANTITATIVE DATA

A. Total acreage: 29.06 acres.

B. Total number of RV spaces: 68.

III. STATEMENTS

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

This PUD divides the Property into two (2) general uses. The Residential Area on the western portion of the Property shall be subject to the RLD-100A zoning requirements and other zoning sections that would ordinarily apply to property located within the LDR land use category and is zoned RLD-100A, with the sole exception that an uncomplimentary buffer is not required along the boundary abutting the RV Community Area. The RV Community Area generally adopts the ROS zoning district provisions with the following exceptions:

1. The following uses are prohibited on the Property:
 - a. Shooting and golf ranges.
 - b. Marina uses.
 - c. Fairgrounds.
 - d. Racetracks.
 - e. Ball parks and stadiums.
2. Minimum lot area is reduced to match the minimum lot area of the Residential Area.
3. A zero (0) foot side yard is required along the eastern boundary abutting the Residential Area.
4. Parking for the leasing office and integrated amenities is required at a minimum ratio of one (1) space per one thousand (1,000) square feet.

5. Uncomplimentary buffers are not required along the western boundary of the RV Community Area abutting the Residential 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.

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, Permissible Uses by Exception, and Accessory Uses within the Residential Area:

1. Pursuant to the RLD-100A zoning district.

- B. Permitted Uses within the RV Community Area:

1. Guest ranches, riding academies or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line.
2. Private camps, camping grounds, parks and recreational areas, and travel trailer parks including RV communities and associated amenities such as a leasing office, convenience store, and laundry and bathing facilities.
3. Playgrounds and playfields.
4. Country clubs, private clubs and golf courses meeting the performance standards and development criteria set forth in Part 4.
5. Open space, including natural vegetation/landscaping, water-bodies, etc.
6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

- C. Permissible Uses by Exception within the RV Community Area:

1. Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted use.

- D. Permitted Accessory Uses and Structures within the RV Community Area:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements for the Residential Area:

1. Pursuant to the RLD-100A zoning district.

B. Lot Requirements for the RV Community Area:

1. Minimum lot width: One hundred (100) feet.
2. Minimum lot area: Twenty-one thousand seven hundred eighty (21,780) square feet.
3. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio shall not exceed sixty-five percent (65%).
4. Minimum yard requirements.
 - a. Front (north) – Twenty-five (25) feet.
 - b. Side (east) – Twenty-five (25) feet.
 - c. Side (west) – Zero (0) feet.
 - d. Rear (south) – Twenty-five (25) feet.
5. Maximum height of structures:
 - a. Thirty-five (35) feet.

C. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for the leasing office and the associated amenities within the office shall be at a minimum rate of one (1) parking space per one thousand (1,000) square feet. There shall be sufficient area in each RV parking space to accommodate the RV and a minimum of one (1) motor vehicle if the RV is non-motorized. All other uses shall provide parking pursuant to Part 6.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Rosetta Road, substantially as shown on the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

D. Signs: Signs for the Residential Area shall be consistent with the requirements for the RLD-100A zoning district set forth in Part 13 of the Zoning Code, and signs for the

RV Community Area shall be consistent with the requirements for the ROS zoning district as set forth in Part 13 of the Zoning Code.

- E. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; except that the Residential Area is not required to provide any uncomplimentary land use buffer along the eastern boundary abutting the RV Community Area. The following minimum landscape buffers shall be provided within the RV Community Area:
 - 1. Front (north) – Twenty (20) feet.
 - 2. Side (east) – Ten (10) feet.
 - 3. Side (west) – None.
 - 4. Rear (south) – Ten (10) feet.
- F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- G. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the Comprehensive Plan. Temporary potable services (e.g., well and septic) may be utilized at the discretion of the Property owner until such time that centralized water and sanitary sewer is required by applicable regulations to service proposed development.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Stormwater Management: Stormwater management facilities as conceptually depicted in the site plan may be relocated within the Property subject to the review and approval of the Planning and Development Department.

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 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 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, wellness 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. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - 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.
4. Policy 1.1.12 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food

5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. 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. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements
8. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 9. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

10. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
11. 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.
- 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 Residential Area is subject to the RLD-100A zoning district. The proposed RV Community use is treated as a nonresidential use under the comprehensive plan and zoning code. Regardless, the RV community will provide a new lodging alternative to remote workers, out-of-town business owners, and contract personnel in the medical, construction and military industries.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Rosetta 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 surrounding parcels are large, rural single-family. The Property is the largest single parcel in the immediate area with available space to support the proposed use while maintaining consistency with the community. Its proximity to the Halsema Trailhead of the Baldwin Rail Trail and the Cary State Forest and Cary WMA make the location inviting to prospective tenants of the RV community.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 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 requires parking for the leasing office and the associated amenities within the office to be at a minimum rate of one (1) parking space per one thousand (1,000) square feet.

There shall be sufficient area in each RV parking space to meet the needs of the community. All other uses shall provide parking pursuant to Part 6.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.