

# WRITTEN DESCRIPTION

## CRYSTAL SPRINGS PUD

June 27, 2024

RE #008833-0050, 008834-0000, 008835-0000

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 10.00 acres of property from RR-Acre to PUD. The parcels are located south of I-10 and along Crystal Spring Road.

The subject property is currently owned by Dao Nguyen 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/RR-Acre. Surrounding uses include: LDR/RLD-100 to the north (single family); LDR/RLD-100 to the east (single family); LDR/RLD-60 to the south across Crystal Springs Road (single-family); and LDR/RR-Acre to the west (single family). The site will be developed as a low-density single-family use (as per the attached site plan).

**Project Name:** Crystal Springs PUD

**Project Architect/Planner:** DEG

**Project Engineer:** DEG

**Project Developer:** Corner Lot Development

### II. QUANTITATIVE DATA

**Total Acreage:** 10.00

**Total number of dwelling units:** up to 45

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

**Total amount of recreation area:** N/A

**Total amount of open space:** 1.40 acres

**Total amount of public/private rights of way:** 1.10 acres

**Total amount of land coverage of all residential buildings and structures:**

Single family: 70%

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

Project to be completed in one phase. The construction schedule should commence 01/30/23 and end 01/30/27.

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Single-family dwellings
2. Housing for the elderly
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Golf courses meeting the performance standards and development criteria set forth in Part 4.
5. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
6. 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.

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

**IV. DESIGN GUIDELINES**

**A. Lot Requirements: Single family Lot Requirements**

**A.1. 50' Single Family:**

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 50%
- (4) Minimum yard requirements:
  - (a) Front – 20 feet

(b) Side – 5 feet

(c) Rear – 10 feet

(5) Maximum height of structures – 35 feet

#### **A.2. 40' Single Family Dwellings**

(1) Minimum lot width – 40 feet

(2) Minimum lot area – 4,000 square feet

(3) Maximum lot coverage – 50%

(4) Minimum yard requirements:

(a) Front – 20 feet

(b) Side – 3 feet

(c) Rear – 10 feet

(5) Maximum height of structures – 35 feet

#### **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 the Property shall be by way of Crystal Springs 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. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

#### **C. Signs.**

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted at each entrance to the site. Signs may be

externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet the requirements of Part 13 of the Zoning Code.

#### **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.

### **VI. 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.

### **VII. STATEMENTS**

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. The PUD use allows for transition between the agricultural and residential uses surrounding the site.

#### **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.

### **VIII. 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, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for housing.

**EXHIBIT F**

**PUD Name: Crystal Springs PUD**

**Land Use Table**

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Total gross acreage	10.0 Acres	100%
Amount of each different land use by acreage		
Single family	7.8 Acres	78%
Total number of dwelling units	Up to 45 D.U.	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	N/A	
Passive open space	1.40	15%
Public and private right-of-way	1.10	11%
Maximum coverage of buildings and structures	s.f	70%