

**Cedar River Station PUD**  
**WRITTEN DESCRIPTION**  
**October 21, 2024**

**I. PROJECT DESCRIPTION.**

**A.** The Cedar River Station PUD is an approximately 14.03-acre project located on the northside of Lenox Avenue, west of Land Avenue South. The application would allow for the development of a residential subdivision, one hundred and eighty-two townhome lots. The vacant Property is located within the Urban Priority Development Area. This property is recognized by the city as a preferred area for infill development. The residential component will provide support for commercial and other uses adjacent to the property.

The area proposed for development has a dual Future Land Use designations under the Comprehensive Plan: Medium Density Residential (MDR) and Community General Commercial (CGC). A companion land use amendment application has been submitted. The proposed zoning designation of PUD from RMD-D and CCG-1 would provide a consistent density with the MDR land use category. The current adjacent zoning is RMD-D and PBF-1. Access would be provided from Lane Avenue. Surrounding land uses and zoning:

	LAND USE	ZONING	USE
North	CGC, LDR	PUD	Industrial/Commercial
East	LI	CCG-2	Commercial
South	CGC, RPI	RMD-D, PUD, CCG-1	Multi-family, commercial
West	MDR	RMD-D, PBF-1	Senior Center, Fire Station

The subject property (“Property”) is currently owned by IPS Enterprises Inc. and is more particularly described in the legal description attached as Exhibit “1” (“Legal Description”).

- B.** RE#: 011778-0055
- C.** Current Land Use Designation: MDR & CGC
- D.** Current Zoning District: RMD-D & CCG-1
- E.** Proposed Land Use Designation: MDR
- F.** Proposed Zoning District: PUD

A combination of fencing, buffering, or landscaping, and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

## II. USES AND RESTRICTIONS.

### A. Permitted uses and structures.

1. Townhomes.
2. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
3. Foster care homes.
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 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.
7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, benches, sport court, community center, management offices and similar uses.
8. Mail center and/or mail scattered cluster boxes.
9. School bus stop subject to the location approval of the appropriate Duval County Public School office.
10. Home occupations meeting the performance standards and development criteria set forth in Part 4.
11. Lakes, ponds and excavation, dug as part of the development's stormwater retention system, or recreation areas.
12. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
13. Agricultural and silvicultural uses prior to development of the property as a single-family subdivision.

- B. Density.** The maximum gross density of the PUD shall not exceed fourteen units per gross acre. The PUD site plan proposes development of up to one hundred eighty-two dwelling units on the property.
- C. Permitted accessory uses and structures.** Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with Section 656.403, Jacksonville Zoning Code.
- D. Permissible uses by exception.** None
- E. Limitations on permitted or permissible uses by exception.** N/A
- F. Lot requirements.** Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments.
1. Minimum lot requirement (Width and Area): sixteen (16) feet wide and fourteen hundred (1,400) square feet in area (26 feet for end units)
  2. Maximum lot coverage by buildings and structures at ground level: Seventy Percent (70%)
  3. Minimum yard requirements: The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
    - a. Front – 20-22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street; 22 feet from the back edge of curb where no sidewalks are located to the garage face.
    - b. Side – 0 feet (Interior); 10 feet (End)
    - c. Rear – 10 feet to the lot line or the top of bank of a pond, where the lot line extends into the pond. HVAC units may be placed in the required rear yard.
  4. Building height: The maximum building height of all buildings and structures is thirty-five (35) feet.
- G. Impervious surface ratios.** The maximum impervious surface ratio is 75%.
- H. Recreation.** The development shall meet the standards to satisfy park and recreation requirements in accordance with Section 656.420(b) of the Zoning Code.
- I. Differences from usual application of Zoning Code** (Comparing to RMD zoning).

1. For clarification purposes, uses such as churches, golf courses, and country clubs were removed from the allowed list of uses. None of the uses allowed by exception in RMD, including cemeteries, borrow pits, residential treatment facilities, bed and breakfast establishments, are proposed to be allowed by exception.
2. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Recreation and mail centers are specifically proposed for clarification.
3. A conceptual site plan of the development is attached to this application as Exhibit "E" (the "Site Plan"). The PUD "Site Plan" lays out the areas proposed for homes, stormwater ponds, access, and a recreation area. Whereas a rezoning to a conventional zoning district does not require a site plan.
4. A provision requiring attached residential structures to have a single hip roof covering both units at the rear elevation has been added to the Design Guidelines, Architectural standards to provide consistent architectural design within the community and to adjacent residential structures.

### III. **DESIGN GUIDELINES**

#### A. **Ingress, Egress, and Circulation.**

1. **Parking Requirements:** Guest parking is not required but has been provided. On-street parking spaces may be utilized to meet the minimum parking requirements. The location of any on-street parking spaces shall be finalized at 10-set submittal.
2. **Vehicular Access:** Vehicular access to the Property shall be by way of Lane Avenue, as generally depicted on the site plan and will be finalized during the ten-set review. The gated emergency access shown on the southwestern area of the PUD map will be equipped with an entry key switch (i.e. KNOX) and made accessible to the fire department and first responders in the need of an emergency.
3. **Pedestrian Access:** Pedestrian access shall be provided as demonstrated on the PUD Site Plan.

- B. Signage.** Signage shall be consistent with Part 13 of the Zoning Code which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign. The proposed development may include up to three (3) permanent, identity signs as indicated on the PUD map. Real estate, directional, and construction signs shall be allowed on each lot provided for by Sections 656.1306 and 656.1307.

- C. **Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code. The required minimum amount of tree planting for lots may be located outside the individual lot boundary within the overall community boundary. An uncomplimentary use buffer will be provided where required within this dwelling use consistent with the requirements of Section 656.1216.
  - D. **Open Space.** The PUD will contain the required amount of open space and recreation, which may consist of, in part, stormwater pond area.
  - E. **Utilities.** Utilities will be provided by JEA.
  - F. **Wetlands.** The property does not contain any wetlands.
  - G. **Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
  - H. **Schedule.** Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
  - I. **Continued operation and maintenance.** Long term, common areas will be maintained by a property owners' association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
  - J. **Conformance to Zoning Overlay.** The property does not lie within an overlay district.
- IV. **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. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.
- V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION.** The proposed development is consistent with the general purpose and intent of the City of

Jacksonville 2045 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria and supersedes those requirements set forth in Section 656.341 of the Zoning Code.

VI. **EXISTING SITE CHARACTERISTICS.** The Property is primarily wooded and undeveloped.

VII. **NAMES OF DEVELOPMENT TEAM.**

Agent: Forestar (USA) Real Estate Group Inc.

Engineer: Adkinson Engineering

VIII. **LAND USE TABLE.** A Land Use Table is attached hereto as Exhibit "F". Acreages shown are approximate.

IX. **PUD REVIEW CRITERIA**

A. **Consistency with Comprehensive Plan.** As described above, the uses proposed herein are consistent with the MDR – Medium Density Residential land use category.

**Goal 1** – To ensure that the character and location of land uses optimize the combined potentials for economic benefit, 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.

**Analysis:** The rezoning of the vacant property to PUD will allow for development consistent with residential uses in an area consisting of residential, commercial, and public uses. The site is also located within the Urban Priority Development Area. Development that includes residential uses is preferred to provide support for commercial and other uses.

**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.

**Analysis:** The proposed infill use is compatible and supports the surrounding uses. The site has adequate access to public roads and utilities so as to allow for efficient development and growth.

**Policy 1.1.10** – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**Analysis:** North of the property is industrial/commercial (PUD), to the east is commercial retail (CCG-2), the west Senior Center and a new City Fire Station #22 (RMD-D & PBF-1) and to the south across Lenox Avenue is multi-family and commercial (RMD-D, PUD). The proposed townhome use on this property serves as an appropriate transition between the existing uses.

**Goal 3** – To achieve a well-balanced and organized combination of residential, nonresidential, 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.

**Analysis:** The proposed zoning allows for an appropriate infill residential development in a growing transition area.

- B. Consistency with the Concurrency Management System.** The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- C. Allocation of residential land use.** The PUD is consistent with land use allocations under the Future Land Use Element of the 2045 Comprehensive Plan.
- D. Internal compatibility/vehicular access.** The proposed uses are compatible with each other. Vehicular access is provided via Lane Avenue.
- E. External compatibility/intensity of development.** The proposed development is consistent with the existing and planned uses of the surrounding properties.
- F. Maintenance of Common Areas and Infrastructure.** Maintained by Developer/Owners' Association.
- G. Recreation/open space.** Recreation and open space may be provided. Such area, if developed, shall be owned, and maintained by an Owners' Association.
- H. Impact on wetlands.** The property does not contain any wetlands therefore there are no impacts.
- I. Listed species regulations.** Not required.
- J. Off-street parking & loading.** See the parking requirements proposed above under Section III, Design Guidelines. Parking will be provided for each home as required by Part 6 of the City of Jacksonville Zoning Code.
- K. Sidewalks, trails, and bikeways.** The project will include provisions for internal pedestrian circulation. Sidewalks will be constructed as required by the 2045 Comprehensive Plan and Code of Subdivision Regulations.

# EXHIBIT F

PUD Name

**Cedar River Station PUD**

## Land Use Table

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Total gross acreage	<u>14.03</u> Acres	<u>100</u> %
Amount of each different land use by acreage:		
Single family	<u>        </u> Acres	
Total number of dwelling units	<u>        </u> D.U.	
Multiple family	<u>10.52</u> Acres	
Total number of dwelling units	<u>186</u> D.U.	<u>75</u> %
Commercial	<u>        </u> Acres	<u>        </u> %
Industrial	<u>        </u> Acres	<u>        </u> %
Other land use (Hospital and related uses)	<u>        </u> Acres	<u>        </u> %
Active recreation	<u>1.34</u> Acres	10 %
Passive open space	<u>2.17</u> Acres	<u>15</u> %
Public and private right-of-way	<u>        </u> Acres	<u>        </u> %
Maximum coverage of buildings and structures	<u>        </u> Acres	<u>        </u> %

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.