

PUD Written Description

**2019 LT Residential PUD
September 6, 2019
RE#019449-0000 (portion)**

I. DESCRIPTION OF PLANS

Applicant proposes to rezone 450.33 acres to Planned Unit Development (PUD) to allow for the development of a project known as LT Residential PUD. The parcel shall allow for residential uses for between 1,100 and 1,400 residential units. This development shall be phased over ten (10) years. The parcel is located north of I-295 and west of Lem Turner Road. The site is currently subject to the provisions of a PUD approved in 2014 (Ordinance 2013-648-E).

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

The site shall be developed for residential uses consistent with a mix of RLD size lots. The restrictions on the mix of lots are as set forth herein and in the Jacksonville Code of Ordinances. The units will comply with all RLD development restrictions for the specific size lot. The final unit lot count shall not have more than 40% of the lots designated 40 foot lots.

A. PERMITTED USES AND RESTRICTIONS

The existing Comprehensive Plan Future Land Use Map (FLUM) designation for this property is Light Industrial (LI); however, the property is the subject of a FLUM application which was approved in transmittal round to change to Low Density Residential (LDR). The current zoning is PUD. The purpose of the application for PUD approval is to allow for a use of the property that is consistent with the LDR category of the 2030 Comprehensive Plan. The site is the subject of an industrial use PUD (2013-648).

1. Permitted Uses

The permitted uses on the site shall be as follows:

(a) Permitted uses and structures

1. Single-family dwellings
2. 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
3. All permitted accessory uses in Section 656.403.

Single-Family Residential Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements set forth herein. The PUD will allow for a mix of RLD uses and comply with the restrictions below.

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	40 ft. lots	50 ft. lots	60 ft. lots	70 ft. lots
Minimum lot area:	4,000 s.f.	5,000 s.f.	6,000 s.f.	7,000 s.f.
Minimum lot width:	40 ft.	50 ft.	60 ft.	70 ft.
Maximum lot coverage:	50 percent	50 percent	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.	20 ft.	20 ft.
Minimum side yard:	3 ft.	5 ft.	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.	35 ft.	35 ft.

2. Parking Requirements.

Parking and loading requirements of the City of Jacksonville, as set forth in the current Zoning Code for the specific RLD Zoning District described; however, that individual uses may exceed the maximum number of parking spaces allowed for either automobiles or tractor-trailers without obtaining an administrative deviation, minor modification or rezoning.

3. Access, Internal and External Road Activities.

Access, internal and external road activities and other traffic approvals shall be as shown on the conceptual site plan. The final design of the access locations, internal and external road activities and traffic matters shall be subject to the review and approval of the Planning Department.

B. DEVELOPMENT STANDARDS

1. Retention

If required, stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

2. Noise Level Reduction Requirements

A small developable portion of the project to the north is located in an area restricted by Part 10 of the Zoning Code (Section 656.10). Development in that area, as noted on the site plan, shall be developed in compliance with Part 10.

3. Adjoining Subdivision

Where the site adjoins Seasons at Green Meadows Subdivision, development shall be limited to 60 and 70 foot wide lots, as shown on the site plan.

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C. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Tree Protection and Landscape Buffers

The PUD shall be subject to the requirements of the City of Jacksonville Zoning Code Part 12, except as described herein.

2. Signage

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 internally or externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet be in accordance with Part 13 of the Zoning Code. However, one (1) sign of up to 200 square feet and 50 feet in height shall be allowed on the frontage parcel adjacent to I-295 (3.969 acre parcel).

3. Lighting

All light fixtures, including security lighting, shall be cutoff fixtures and should be incorporated as an integral design element that complements the design of the building and project through its design style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above the horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half footcandle where adjacent to residential areas or rights-of-way, and one footcandle where adjacent to nonresidential uses. A lighting plan showing the photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance to the PUD.

4. Recreation and Open Space Single-Family Residential Use

A minimum of one (1) acre of recreation area shall be provided per every 100 lots.

5. Utilities

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

- a. Water will be provided by JEA.
- b. Sanitary sewer will be provided by JEA.
- c. Electric will be provided by JEA.

D. SUCCESSORS IN TITLE

All successors in title to the property, or any portion of the property, shall be bound to the conditions of this PUD.

G. INTENSITY OF DEVELOPMENT

1. Proposed Use

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The proposed PUD is residential development.

2. Access to and Suitability of Transportation Arteries

The proposed PUD is located at Lem Turner Road and I-295.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

1. The PUD reflects a development that will provide a mix of housing units meeting the needs and uses in the area.
2. The PUD conforms to the goals, objectives and policies of the Jacksonville Comprehensive Plan.
3. The PUD allows for an efficient use of the land for an historical use of residential development. The PUD site plan provides for buffering from adjoining residential uses.
4. The developable area to the north provides for compliance with noise level reduction requirements of Part 10.

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