

WRITTEN DESCRIPTION

WILEY ROAD RENTAL COMMUNITY

OCTOBER 19, 2019

I. PROJECT DESCRIPTION

A. The owner of the property subject to this rezoning (the “Applicant”) proposes to rezone approximately +/-5.67 acres from RMD-B to a Planned Unit Development (“PUD”) to permit development of the subject property as a 50 lot tiny home rental community in addition to the existing uses allowed by the RMD-B zoning. This property is currently owned by Guilco Investments Inc., Else Guillory, Irma C. Guillory, Darrin S. Guillory, and Terrance D. Guillory. The subject property is located in the southeast quadrant of Wiley Road and Navaho Avenue and the west side of Navaho Avenue at its southern end. The surrounding properties are zoned RMD-B to the west and north, RLD-60 to the south and north across Wiley Road, and PBF-1 to the east.

The subject property is within walking distance and has pedestrian access to shopping and mass transportation. The proposed rental community will fill a much-needed hole in the rental market with rents anticipated in the \$400-600 per month range and will also provide significant open space and a unique housing opportunity.

B. Project Architect/Planner: Julianne Overby

C. Project Engineer: J. Lucas & Associates, Inc.

D. Project Developer: Current owner

E. Current Land Use Category: Medium Density Residential (MDR)

F. Current Zoning District: Residential Medium District B (RMD-B)

G. Requested Land Use Category: N/A (no change requested)

H. Requested Zoning District: Planned Unit Development (PUD)

I. Real Estate Number(s): 011641-0000, 011642-0000, 011642-0010, 011642-0020, 011639-0000

J. Existing Uses: In the event the community is developed as a tiny home community pursuant to this proposed PUD, then the development shall be governed by the site plan attached as Exhibit “E”. Otherwise, the development criteria for the RMD-B zoning category shall govern.

II. QUANTITATIVE DATA

Total Gross Acreage	5.67	Acres	100	%
Amount of each different land use by acreage				
Single family, detached rental	2.77	Acres	49.0	%
Total number of units	50	d.u.		
Multiple Family	0	Acres	0	%
Total number of units	0	d.u.		
Commercial	0	Acres	0	%
Industrial	0	Acres	0	%
Other land use	0	Acres	0	%
Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation and/or open space	1.10	Acres	19.0	%
Passive open space, wetlands, ponds	1.14	Acres	20.0	%
Public and private right-of-way	.66	Acres	12.0	%
Maximum coverage of buildings and structures	123.492	sq. ft.	50	%

III. STATEMENTS

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

This proposed PUD differs from the usual application of the Zoning Code because it includes unique site planning with the homes clustered around a series of courtyards and unique smaller home designs that would not be required or allowed through a strict application of the existing zoning code.

The PUD specifically deletes the following requirements in the Zoning Code;

1. Chapter 656, Part 4, Subpart C – Architectural and Aesthetic Regulations for Single Family Dwellings. Given the PUD’s isolated location with limited exposure to other homes and the intent to create affordable rental housing with unique architectural character, this Subpart is not being applied to the PUD.
2. Chapter 656, Part 6 – Off-Street Parking, On-Street Parking and Loading for Motor Vehicles. See Section V.C.(1) for further explanation of this Subpart.
3. Chapter 656.420 – Recreation and Open Space Standards. Given that the community is being designed as a single family rental home community and individual lots are not being platted, the proposed PUD meets the requirements for a multiple-family development of 150 square feet per unit and not the single family requirement of 435 square feet per unit.

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.

The proposed development will be privately owned as a rental community and will be operated and maintained by the owner.

C. Justification for the rezoning.

The Subject Property will target residents in the low to moderate income range and will fulfill housing needs that are not currently being met.

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

The proposed PUD is expected to begin construction within one (1) year of the approval of the PUD and be completed within five (5) years of that date.

IV. USES AND RESTRICTIONS

A. Permitted Uses: Detached single family dwellings with no minimum square footage.

B. Permissible Uses by Exception: Essential services, including water, sewer, gas, telephone, radio, television, and electric and home occupations.

C. Limitations on Permitted or Permissible Uses by Exception: As set forth in Part 4 of the Zoning Code.

D. Permitted Accessory Uses and Structures: Coin operated laundromats and other vending machine facilities, a community center, and other recreation and service facilities exclusively for the use of the residents of the community and their guests.

E. In the event that the PUD is developed in accordance with the RMD-B zoning and not as a tiny home community, the uses and restrictions provided by the Zoning Code for the RMD-B zoning category shall govern.

V. DESIGN GUIDELINES

A. Lot Requirements (Tiny Homes):

- (1) *Minimum lot area:* N/A
- (2) *Minimum lot width:* N/A
- (3) *Maximum lot coverage:* 50% with a maximum impervious surface ratio of 70%
- (4) *Minimum front yard:* Twenty feet (20') from any public right-of-way
- (5) *Minimum side yard:* Ten feet (10') between structures
- (6) *Minimum rear yard:* Twenty feet (20') between structures
- (7) *Maximum height of structures:* Thirty-five feet (35')

B. Lot Requirements (RMD-B):

- (1) *Minimum lot area:* 6,000 square feet for the first two (2) family units and 4,400 square feet for each additional unit not to exceed ten (10) units per acre
- (2) *Minimum lot width:* Sixty feet (60')
- (3) *Maximum lot coverage:* 50% with a maximum impervious surface ratio of 70%
- (4) *Minimum front yard:* Twenty feet (20') from any public right-of-way
- (5) *Minimum side yard:* Twenty feet (20')
- (6) *Minimum rear yard:* Twenty feet (20')
- (7) *Maximum height of structures:* Forty-five feet (45') provided that the height may be unlimited where all required yards are increased by one foot (1') for each one foot (1') of building height in excess of 45'

C. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

A recent study published by the Metropolitan Policy Program at Brookings entitled Transit Access and Zero-Vehicle Households found that 57.4% of the low income households in Jacksonville did not have access to a vehicle. Based on the results of this study, the required parking shall include a minimum of one (1) paved parking

space for every two (2) homes plus a minimum of forty percent (40%) of the number of paved parking spaces in grassed, over flow parking. The paved parking requirement may be met through the provision of on street, parallel parking as shown on the Site Plan and as permitted by Chapter 656.607(d)(3) which provides credit for on-street parking provided along the street frontage adjacent to the use

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Wiley Road and Navaho Avenue substantially as shown by the Site Plan. In connection with the development of the proposed PUD, the Applicant shall construct a cul-de-sac to City of Jacksonville specifications at the south end of Navaho and shall dedicate the right-of-way required for the cul-de-sac, subject to the review and approval of those improvements by the Development Services Division.
- b. Within the Property, internal access to the homes will be provided by the sidewalks as hereinafter discussed.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the Site Plan. The Applicant shall construct minimum five feet (5') wide sidewalks along the frontage of Navaho Avenue and Wiley Road included within the PUD and in the courtyards in front of each home as shown on the Site Plan. The sidewalks along the frontage of Navaho Avenue and Wiley Road may be constructed in the right-of-way or the buffers as shown on the Site Plan.

D. 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.

E. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville including compliance with the buffer requirements for uncomplimentary land uses and zoning along the southern boundary.

F. Recreation and Open Space:

A minimum of 1 acre of recreation area shall be provided.

G. Utilities:

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

H. 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 the existing and proposed uses within the Property and showing the general layout of the overall Property.