

LORETTO ROAD PUD
Written Description
December 4, 2019

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 158109-0000, 156327-0000, 156326-0000, 156120-0000
- B.** Current Land Use Designation: LDR
- C.** Current Zoning District: RR-ACRE
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 23.59 acres of property from Residential Rural Acre (“RR-ACRE”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit 3** and **Exhibit “4.”**

The subject property (“Property”) is currently owned by Spencer W. Cissell. The property is located on Loretto Road, as shown on Exhibit “K”. The property is designated LDR in the Future Land Use Map in the City’s Comprehensive Plan and is residential. The gross density is substantially less than the seven (7) units per acre permitted in LDR in the Comprehensive Plan.

The proposed residential product will consist of one-story and two-story fee simple homes on seventy (70) foot lots with two car garages. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Single Family residential units: Total of 56 units but up to 7 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the Residential Low Density District (“RLD”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*

- a. Width – 70 feet
- b. Area – 7,200 square feet
- 4. *Maximum lot coverage by all buildings and structures: 50%*
- 5. *Minimum yard requirements:*
 - a. Front – 15 feet to face of building, 20 feet to face of garage
 - b. Side – 5 feet
 - c. Rear – 10 feet
- 6. *Maximum height of structures: 35 feet*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Loretto Road and Fairbanks Road as shown on the PUD Site Plan. The interior road as shown on the PUD Site Plan will be publicly owned. The location and design of all access points and interior roads is conceptual and the final location and design of all access points and interior roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Recreation/open space requirements will be met by providing 435 square feet of active recreation area per dwelling unit or payment of a recreation and open space fee of \$250 per lot, or some combination thereof.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

D. Signage

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the subdivision on Loretto Road or one (1) permanent, double faced sign in the median of the entry road to the subdivision. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/model homes/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model homes.

F. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the Zoning Code.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Phasing.

The development will be completed in one phase. Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

K. Modifications

Amendment to this approved PUD may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Continued Operation and Maintenance

The developer will create a Homeowners Association in order to maintain common areas, landscaping, parking or other shared areas of the PUD. The Homeowners Association will be created prior to the completion of any phase of development, certificate of occupancy, and prior to any modification request to the PUD. Evidence of such creation will be submitted along with initial permit requests to the Building Inspection Division.

M. Architectural Review

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property which provides for architectural review of plans/elevations of home exteriors by an architectural review board and provide standards for such review, including requirements that (1) the façade (front) of each single family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (2) no panel siding can be used as the primary building product on the façade of any single family detached home. As part of verification of substantial compliance for the first residential use, such recorded covenants and restrictions will be submitted to the Planning and Development Department.

N. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will have architectural controls not required within the current Zoning code. Additionally, the area surrounding this development is comprised of RMD-C, RLD-60, and RLD-90 and by allowing this development with seventy-foot lots controlled by a PUD it will provide a good transition with the surrounding area. Due to the unique nature of the housing product and size, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

O. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Architecture	The Zoning Code does not provide for architectural controls.	This PUD allows for architectural review of plans/elevations of home exteriors by an architectural review board.	It provides standard requirements that (1) the façade of each single family detached home must have at least two different finishes, one being primary and the secondary finish being an accent feature, (2) no panel siding can be used as primary building product on the façade. This will provide a unique development that will bring a diversity of housing product to the community.

P. Names of Development Team

Agent: Hart Resources, LLC

Owner(s): Spencer W. Cissell

Planner/Engineer: Dominion Engineering Group, Inc.

Q. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners’ association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides a recreation/common area as required by Section 656.420 of the Zoning Code or the applicant will pay into the recreation fund.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. Sidewalks, Trails, and Bikeways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.