

Aladdin Road PUD – 2020-0098

Written Description

Date: April 4, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 158194-0040, 158195-0000, 158198-0020, 158204-0000, 158204-0030,
158204-0020, 158204-1000
- E. City Development Number: _____
- F. Project Architect/Planner: N/A
- G. Project Engineer:
England-Thims & Miller, Inc.
- H. Project Developer:
H. Smith, Inc.
3741 San Jose Place, Suite 7
Jacksonville, FL 32257

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 24.22± acres of property from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). A separate zoning application has also been submitted to rezone 16.42 acres of property from RR-Acre to Conservation (CSV). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to fifty-six (56) single family detached homes.

The proposed PUD differs from the usual application of the Zoning Code for RLD-80 by providing additional buffers to the existing single-family homes and developments. The lot width, size, other setbacks and lot coverage are all the same as would be allowed under comparable traditional RLD zoning districts.

The subject property (the “Property”) is currently owned by LINDA L POWELL, NANCY KATHLEEN POWELL TRUST, CRAWFORD L JOHNSTON and NANETTE J ROCCAPRIORE,

CRAWFORD L JOHNSTON TRUST, and NANETTE J ROCCAPRIORE TRUST, and is more particularly described in the legal description attached as Exhibit “1.” The Property is located on Aladdin Road, as shown on Exhibit “K”. The land use designation of the Property is LDR in the Future Land Use Map in the City's Comprehensive Plan and is undeveloped. The gross density (including the CSV portion) of 1.4 units per acre is consistent with the five (5) units per acre currently permitted under the Comprehensive Plan.

The property currently has several single-family dwellings on a portion, and vacant on the rest, and is a mix of pine trees, hardwoods and forested wetlands on. The Property’s elevation slopes from the west existing homes to the east towards the existing creek.

The proposed residential product will consist of one- and two-story fee simple homes on a mixture of lots with integrated garages. The proposed development of the Property will be both aesthetically and environmentally appealing.

The project will be developed in one phase.

Wetlands are present which make the clustering on the Property and the lot size appropriate as shown on the Site Plan. A combination of 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. Description of Uses.

1. Maximum of fifty-six (56) one- and two- story single family units with enclosed garage;
2. Supporting amenities/recreation facilities including, but not limited to, tot lot, park and similar uses;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
5. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
6. Silviculture and other uses allowed in the LDR Land Use category shall be permitted.

7. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. **Minimum Lot and Building Requirements.**

1. **Minimum building setback and yard requirements.** The building setbacks for all uses and structures are as follows:

- a. Front:
 - (1) From face of garage – twenty (20) feet.
 - (2) From building face – fifteen (15) feet.
- b. Side – Five (5) feet.
- c. Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Eighty (80) feet wide by one hundred (100) feet deep, however, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet of frontage. So long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the BRL), the structure can be built anywhere on the lot (as required setbacks and required building restriction lines are met).

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Fifty (50) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. **Access.** As shown on the Site Plan, access to the site will be from Aladdin Road. The engineering and related design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal road will be dedicated to the City.

F. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department. External sidewalks will be provided consistent with the Comprehensive Plan.

G. **Recreational/Open Space.** Unless otherwise approved by the Planning and Development Department, recreational open space will not be provided, and the appropriate park fee will be paid to the City.

H. **Signage.** The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs that indicate ways to and from property entrances, major buildings, common areas and key components of the development within the PUD, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Directional Signs shall be a maximum of four (4) square feet in area per sign face.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages, and sufficient driveway space to park two cars without protruding into the internal sidewalk.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

J. **Landscaping/Fencing/Screening.** There is a twenty (20) foot wide easement along the north side of the unloaded entrance road as depicted on the Site Plan. It is not part of this PUD and will be left in its current state and will function as additional setback for the neighborhood entrance road. All existing trees within the easement and along the boundary thereof will be preserved. There shall be a minimum six (6) foot high vinyl fence installed along the north and west property lines adjacent to either the existing depicted easement or existing single-family homes. Along the north property line, lots XX-XX will be required to plant two (2) four-inch oak trees equally spaced along the rear property line within the ten (10) foot setback.

K. **Stormwater Retention.** 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 and may include underground detention vaults.

L. **Utilities.** Electric power, water and sewer services will be available to the site by JEA.

M. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

N. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including internal circulation, location of stormwater ponds and location of recreational facilities, 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.

P. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the LDR land use category, which permits residential development at a density of up to 5 units per acre. At 24.22± acres, the proposed density of 2.3 (56 d.u. / 24.22± acres) is consistent with the LDR land use category. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrency Management System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. The Property will have one primary access point from Broward Road. The final design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north by the single-family subdivision PUD Cross Creek, to the west by single family dwellings, and to the east by a creek. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

F. **Recreation/Open Space.** Recreation open space will not be provided, but a payment to the City park fund.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey has been included with the PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** Internal sidewalks will be provided as shown on the Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.