

# WRITTEN DESCRIPTION

**Le Sabre PUD  
RE# 013730-1000**

**June 15, 2021**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.89 acres of property from PBF-2, RLD-60 and RMD-B to PUD. The parcel is located 5811 Le Sabre Road between 103<sup>rd</sup> Street and 118<sup>th</sup> Street.

The subject property is currently owned by Park City Baptist Church, Inc., and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR and MDR, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LDR portion to MDR. Surrounding uses include: MDR/RMD-D and RLD-60 to the north (single and multi-family); MDR/RMD-B and LDR/RLD-60 to the west (single and multi-family); and LDR/RLD-60 to the south and east (single family). The site will be developed as a medium density multi-family duplex use (as per the attached site plan).

**Project Name:** Le Sabre PUD

**Project Architect/Planner:** Corner Lot Development Group

**Project Engineer:** Corner Lot Development Group

**Project Developer:** Corner Lot Development Group

## II. QUANTITATIVE DATA

**Total Acreage:** 3.89 acres

**Total number of dwelling units:** not to exceed 48

**Total amount of non-residential floor area:** 72,432 s.f.

**Total amount of recreation area:** Shall comply with §656.420

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all residential buildings and structures:** No more than 2.5 acres

**Phase schedule of construction (include initiation dates and completion dates)**

Single phase construction

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Multiple-family dwellings
2. Townhomes
3. Housing for the elderly
4. Assisted living facilities
5. Home occupations meeting the performance standards and development criteria set forth in Part 4
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
7. Day care centers meeting the performance standards and development criteria set forth in Part 4
8. Nursing homes
9. Commercial Neighborhood Retail Sales and Service or Professional Office
10. Group care homes

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

**IV. DESIGN GUIDELINES**

**A.1. Lot Requirements (Multiple-family dwellings only):**

- (a) Minimum lot area: 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 10 units per acre
- (b) Maximum lot coverage: 50 percent

- (c) Minimum front yard: 20 feet
- (d) Minimum side yard: 5 feet
- (e) Minimum rear yard: 15 feet
- (f) Maximum height of structures: 35 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 35 feet

**A.2. Lot Requirements (Townhomes only):**

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to [Chapter 654](#), Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
  - (1) Minimum lot width: - 15 feet; 20 feet for end units
  - (2) Minimum lot area: - 1,500 square feet
  - (3) Maximum lot coverage by all buildings: - 70 percent
  - (4) Maximum yard requirements:
    - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
    - (b) Side - 0 feet; 5 feet for end units
    - (c) Rear - 10 feet
  - (5) Maximum height of structures. 35 feet
  - (6) Minimum open space. The gross density for an RLD Zoning District may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space shall be platted as a separate tract and designated as "open space" on such plat.

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.50 parking spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Le Sabre Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

(1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

**F. Utilities**

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

**G. 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 then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **VII. STATEMENTS**

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. The use allows for transition between the current mix of uses in the area

### **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.**

All areas will be maintained by the owner.

## **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing