

WRITTEN DESCRIPTION

**APEX TRAIL PUD
RE# 167761-3263**

June 16th, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 19.46 acres of property from PUD to PUD. The parcel is located on the east side of Etown Parkway, north of Apex Trail.

The subject property is currently owned by Eastland Timber, LLC 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: CGC/PUD. The property is currently vacant. Surrounding uses include: LDR/RLD-50 to the north; CGC/PUD to the south; and LDR/RR-Acre to the East and LDR/RLD-40 to the West across Etown Parkway. The site will be developed as single family subdivision on an interior road, Apex Trail. The proposed use is allowable in the Medium Density Residential (MDR) land use category which is the subject of a companion Future Land Use Map (FLUM) Amendment from CGC to MDR.

Project Name: Etown Parcel E-10B PUD

Project Architect/Planner: David Weekly Homes

Project Engineer: ETM

Project Developer: David Weekly Homes

II. QUANTITATIVE DATA

Total Acreage: 19.46 acres

Total number of dwelling units: Not to exceed 115 units

Total amount of public/private rights of way: TBD

Total amount of land coverage of all residential buildings and structures: 18+/- acres

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

Single phase project

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings
2. Townhomes
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements – Single Family, Front Loaded Garage:

- (1) *Minimum lot area:* 3,500 s.f.
- (2) *Minimum lot width:* 35 feet
- (3) *Maximum lot coverage:* 60 percent
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 3 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

Lot Requirements - Single Family, Alley Loaded Garage:

- (1) *Minimum lot area:* 2,750 s.f.
- (2) *Minimum lot width:* 30 feet
- (3) *Maximum lot coverage:* 70 percent
- (4) *Minimum front yard:* 15 feet
- (5) *Minimum side yard:* 3 feet

- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

Lot Requirements - Townhomes:

- (1) *Minimum lot area:* 1,500 s.f.
- (2) *Minimum lot width:* 15 feet, 25 feet for end units
- (3) *Maximum lot coverage:* 70 percent
- (4) *Minimum front yard:*
 - i. 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;
 - ii. 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade;
 - iii. 15 feet, if access to garage is from an alley.
- (5) *Minimum side yard:* 0 feet; 10 feet for end units
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

Measurement of rear yard for alley loaded garage homes will be made from the structure to the rear lot line. Driveways and paved alley surfaces shall not be included in the minimum lot coverage calculation.

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 1.40 parking spaces per unit.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Etown Parkway, 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.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

C. Signs. – For Each Phase

- (1) Two (2) double faced or two (2) single faced signs not to exceed thirty-two (32) square feet in area for each face or sign and ten (10) feet in height, which shall be a monument sign with Halo lighted letters.
- (2) Directional signs shall not exceed six (6) square feet.

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 is part of a master planned community that allows for and provides open space and recreational activities shared by the community. There is open space for this community, specifically as shown on the site plan designated common green.

F. Utilities

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

G. Wetlands

Wetlands have been 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 PUD provides for a mix of uses for housing at a smaller size than normally provided for in the Zoning Code, but providing desirable sized dwelling units. The PUD also provides recreational activities for the entire community to be shared.

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 facilities will be operated and maintained by a homeowners association.

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. The development is efficient in its use providing for a mix of products and gradation of uses on adjoining properties;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. The site meets the goals of a master plan for the Etown area under current development.