

# PUD WRITTEN DESCRIPTION

## POINTE GRAND PUD

August 6, 2021

### I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 19.71 acres of property in the San Mateo area from CCG-2 and IL to allow for a multifamily development on the property located at 0 Main Street and 0 Palm Lake Drive, Jacksonville, FL 32218 (RE#'s 109490-0100 and 109453-0000) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site plan filed herewith.

In accordance with House Bill 487, a companion small scale land use application has been filed which will convert the land use from CGC and LI to MDR. Upon approval of the land use application, the proposed use contemplated by the PUD will be compatible with the land use.

The proposed use is a suitable transition from the commercial uses along Main Street and the light industrial and residential uses to the east and south. The use will compliment such surrounding uses and will provide housing for nearby uses. Much of the industrial-zoned land is vacant.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	PBF/LI	PBF-1	I-295 ramp, JEA facility
East	LI/BP/MDR	IL/IBP/PUD	Trucking business, vacant land, apartments
South	LI/CGC	IL/CCG-2	Vacant land, tree farm
West	CGC/HI	CCG-2/IL	Commercial businesses, Main Street, Anheuser Busch Brewery property

B. Project name: Pointe Grand PUD.

C. Project engineer: Terratory Development Consultants.

D. Project developer: Hillpointe, LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC

F. Current land use designation: CGC and LI.

- G. Requested land use designation: MDR.
- H. Current zoning district: CCG-2 and IL.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 109490-0100 and 109453-0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 19.71 acres
- B. Total amount of open space: 10,000 sq. ft. minimum
- C. Total amount of land coverage of all buildings and structures: 9.80 acres

## **III. STATEMENTS**

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

A PUD is utilized in this instance to permit the development of multifamily units, while allowing for flexibility in site design related to building separation, parking, and landscape buffering to address site constraints.

Parking at a ratio of 1.5 spaces per unit is established for residential use.

Landscape buffering between multifamily and adjacent industrial and commercial land is decreased to a minimum of six (6) feet as depicted in the site plan attached as Exhibit E.

Building separation has been decreased to thirty (30) feet for multifamily uses on the same lot.

- 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:
  - 1. Single-family dwellings.

2. Multiple-family dwellings.
  3. Townhomes, subject to Section 656.414.
  4. Housing for the elderly.
  5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
  6. Foster care homes.
  7. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
  8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  9. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
  11. Country clubs meeting the performance standards and development criteria set forth in Part 4.
  12. Home occupations meeting the performance standards and development criteria set forth in Part 4.
- B. Permissible Uses by Exception:
1. Cemeteries and mausoleums but not funeral home or mortuaries.
  2. Schools meeting the performance standards and development criteria set forth in the Part 4.
  3. Borrow pits subject to the regulations contained in Part 9.
  4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
  5. Day care centers meeting the performance standards and development criteria set forth in Part 4.

6. Nursing homes.
7. Residential treatment facilities.
8. Private clubs.
9. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
10. Emergency shelter homes.
11. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
12. Golf driving ranges.
13. Boarding houses.
14. Group care homes.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.
3. In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot requirements (width and area):

- a. Single family dwellings:
  1. Width – Forty (40) feet.
  2. Area – Four Thousand (4,000) square feet.
- b. All other uses: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.
2. Maximum lot coverage by all buildings. Fifty percent (50%). Impervious surface rations as required by Section 654.129.
3. Multiple-family dwellings on same lot. A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least thirty feet.
4. Minimum yard requirements.
  - a. Multiple-family dwellings (for attached fee simple multi-family dwellings, the lot shall refer to the number of units in the structure):
    1. Front – Twenty (20) feet.
    2. Side – Ten (10) feet.
    3. Rear – Twenty (20) feet.
  - b. Multiple-family with more than one principal structure on lot:
    1. Front – Twenty (20) feet.
    2. Side – Twenty (20) feet.
    3. Rear – Twenty (20) feet.
  - c. Single-family dwellings located on individual lots:
    1. Front – Twenty (20) feet.
    2. Side – Three (3) feet, or zero lot line provided ten feet on one side between buildings.
    3. Rear – Ten (10) feet.
  - d. All other uses:
    1. Front – Twenty (20) feet.
    2. Side – Twenty (20) feet.
    3. Rear – Twenty (20) feet.
  - e. Accessory use structures used in conjunction with multiple-family:

1. Front – Accessory uses or structures shall not be permitted in a required front yard.
2. Side – Ten (10) feet.
3. Rear – Ten (10) feet.

5. Maximum height of structures:

- a. Single-family dwellings, rooming houses, boarding houses, day care centers – Thirty-five (35) feet.
- b. All other uses – Forty-five (45) 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 45 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for residential use shall be provided at a rate of 1.5 spaces per unit. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Noah Road, substantially as shown in the Site plan.
3. *Pedestrian Access.* Sidewalks will not be developed along Main Street, but will be otherwise provided pursuant to Section 654.133. Within the development sidewalks shall be provided throughout to provide for internal pedestrian circulation.

C. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code.

D. Landscaping:

Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site plan and in coordination with the City Landscape Architect. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.

E. Uncomplimentary use buffering: An uncomplimentary land use buffer of at least six (6) feet will be provided as shown on the site plan.

F. Recreation and Open Space: A minimum of 10,000 square feet of active recreation space will be provided which includes a clubhouse, fitness center and pool.

- G. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

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

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

1. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
2. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
3. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  1. Creation of like uses;
  2. Creation of complementary uses;
  3. Enhancement of transportation connections;
  4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
4. Policy 1.1.24 - The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
5. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for

utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

6. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
7. Policy 1.3.5 - Access to new residential parcels with frontage along two or more roadways shall be located on the roadway with the lower functional class, or the lower average daily traffic (ADT) inclusive of development traffic for roadways of the same functional class, unless it can be demonstrated in a traffic study submitted to the Traffic Engineering Division and JPDD that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation.
8. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single- family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
9. Policy 3.1.5 - The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
10. Policy 4.1.8B - The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.
11. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.



B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. **Allocation of residential land use.**

**MDR - URBAN AREA USES** The uses provided herein shall be applicable to all MDR sites within the Urban Area.

**Principal Uses** . . . Multi-family dwellings.

The MDR Urban Area intent is to provide compact medium density residential development. The proposed use will satisfy the principal use intended for these sites. The development will not exceed the maximum density of 20 units per acre that are contemplated in the MDR Urban Area.

D. **Internal compatibility.** The Site plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Noah Road. Location of the access point shown on the Site plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External compatibility/ Intensity of development.** The proposed development is complimentary to other development in the area. The proposed rezoning allows for development of multifamily homes that will serve as a transition from the mix of light industrial and medium density residential to the east with the commercial uses along Main Street to the west.

The Property is primarily bordered by I-295, Main Street, commercial uses, vacant land, a few light industrial uses and a multifamily development. Surrounding property uses include the I-295 ramp and a JEA facility to the north, a trucking business, vacant land, and apartments to the east, vacant land and a tree farm to the south, and commercial businesses, Main Street and vacant Anheuser Busch Brewery property to the west. Surrounding land use and zoning designations include PBF/LI to the north, LI/BP/MDR to the east, LI/CGC to the south and CGC/HI to the west.

As indicated on the attached Site plan, the proposed development is designed to minimize the impact on the surrounding commercial and industrial uses by incorporating a combination of buffering and landscaping to buffer the proposed development from the adjacent properties. The PUD also includes landscaping signage, lighting, and architectural controls to ensure that the proposed uses are compatible with the surrounding uses and zoning districts.

F. **Usable open spaces, plazas, recreation areas.** Open space will be substantially provided as shown on the Site plan attached as Exhibit E. More specifically, applicant

will provide a minimum of 10,000 square feet of recreation space to include a clubhouse, fitness center and pool.

- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides 1.5 spaces per residential unit which is consistent with market demand and will be consistent with the requirements of Part 6 of the Zoning Code for all other uses.
- J. **Sidewalks, trails and bikeways.** External sidewalks will be provided along Noah Road. The location of all sidewalks is conceptual and final sidewalk plans are subject to review and approval of the Planning and Development Department.