

# FIRST REVISED WRITTEN DESCRIPTION

## JTC A.C. SKINNER PARKWAY PUD RE#154271-0100 & 154377-0100

July 30, 2021

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 42.55 acres of property from CO to PUD. The parcel is located on the west side of Southside Boulevard, north of J. Turner Butler Boulevard.

The subject property is currently owned by the Jacksonville Transportation Authority 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/CO. The property is currently vacant. Surrounding uses include: CGC/PUD to the north; BP/IBP, MDR/RMD-D, and HDR/PUD to the south; and CGC/PUD & CGC/IBP to the East and West, respectively. The site will be developed as a high-density multi-family development fronting on a collector road or higher (as per the attached site plan). The use is allowable in the High Density Residential category upon approval of the FLUM Amendment. In addition, the site shall allow City parks, playgrounds or community structures owned, maintained and operated exclusively by the City of Jacksonville.

**Project Name:** JTC A.C. Skinner Parkway PUD

**Project Architect/Planner:** Dwell Design Studio, LLC

**Project Engineer:** Connolly & Wicker, Inc

**Project Developer:** Presidium Group, LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 42.55 acres

**Total number of dwelling units:** not to exceed 1,003

**Total amount of non-residential floor area:** 50,000 s.f

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

**Total amount of land coverage of all residential buildings and structures:** 400,000 s.f.

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

Three phase construction  
1<sup>st</sup> phase: 09/01/2021-09/01/2023  
2<sup>nd</sup> Phase: 09/01/2023-09/01/2025  
3<sup>rd</sup> Phase: 09/01/2025-09/01/2027

### **III. USES AND RESTRICTIONS**

#### **Parcel A (Phases I, II and III, as shown on the site plan)**

##### **A. Permitted Uses:**

1. Multiple-family dwellings
2. Townhomes
3. Assisted living facilities
4. Home occupations meeting the performance standards and development criteria set forth in Part 4
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
6. Day care centers meeting the performance standards and development criteria set forth in Part 4

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

Shall comply with §656.403

#### **Parcel B (Phase IV, as shown on the site plan)**

1. Parks, playgrounds or community structures meeting the performance standards and development criteria of Part 4, owned, maintained and operated by the City of Jacksonville. All other uses are prohibited.

No amendment or change this written description as to Parcel B is authorized, without the written consent of the then owner of Parcel A. Parcel B is being provided to the City of Jacksonville by the developer of Parcel A for exclusive use as a public park. Failure to own, maintain or operate Parcel B as a public park shall require title to revert to the then owner of Parcel A.

### **IV. DESIGN GUIDELINES**

#### **A. Lot Requirements:**

- (1) *Minimum lot area:* 735 square feet for each unit not to exceed 60 units per acre
- (2) *Maximum lot coverage:* 80 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 5 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 65 feet

**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 1.5 parking spaces per unit.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of A.C. Skinner 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 eighty (80) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign with Halo lighted letters.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs are to be cabinet structure with Halo lighted letters or individual channel Halo lighted letters not to exceed eighty (80) square footage.

#### **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 PUD site plan provides for recreational activities for the entire community, not just those residents of the lands within the legal description. Additionally, the PUD allows for a phasing of uses providing housing needed 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.**

The facilities will be operated and maintained by the owner, except as to those areas designated for the City park, which will be operated and maintained by the City.

### **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 clustering and the larger buffers and saved wetlands;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for phased use to meet market demand for housing as it arises.