

WRITTEN DESCRIPTION

Darby Plummer PUD

RE# 003837-0000, 003863-0000, 003864-0000,
003862-0000, 003865-0000, 003861-0000, 003866-0000, 003839-0000,
003840-0000, 003841-0000, 003844-0000, 003843-0000 (Portion).

September 25, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 453 acres of property from PUD and RR-Acre to PUD. The parcels are generally located West of New Kings Rd., Between Plummer Rd. and Garden St.

The subject property is currently owned by Darby Partnership, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property's current land use designations are RR, LDR, and AGR-III. Surrounding uses include: RR/RR-Acre to the North and East (Single-family residential); RR/PUD and AGR/AGR-III to the west (Vacant land); and RR/PUD and LDR/RR-Acre to the south (Single Family and Vacant Land). The site will be developed as single-family residential (as per the attached site plan).

Project Name: Darby Plummer 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: 453 acres

Total number of dwelling units: not to exceed 742 units

Total amount of non-residential floor area: N/A

Total amount of recreation area: 7.35 acres

Total amount of public/private rights of way: 1,406,273 square feet

Total amount of land coverage of all residential buildings and structures:

Maximum of 51.48 acres

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-Family dwellings;
2. Supporting amenities/recreation facilities which may include, clubhouse/amenity center, recreational areas for park, ball field, playground, equestrian trail, or 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. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403, provided, however, that the yard and setback restrictions of §656.403(a) do not apply to such uses and structures.

IV. DESIGN GUIDELINES

A. Lot Requirements for Single family Dwellings (not to exceed 735 units):

The site will be developed with a mix of 40', 50', and 60' lots.

(1) 60' wide lots:

- (a) Minimum lot width – 60 feet
- (b) Minimum lot area – 6,000 square feet
- (c) Maximum lot coverage – 50%
- (d) Minimum yard requirements:

(i) Front – 20 feet

(ii) Side – 5 feet

(iii) Rear – 10 feet

(e) Maximum height of structures – 35 feet

(2) 50' wide lots:

(a) Minimum lot width – 50 feet

(b) Minimum lot area – 5,000 square feet

(c) Maximum lot coverage – 50%

(d) Minimum yard requirements:

(i) Front – 20 feet

(ii) Side – 5 feet

(iii) Rear – 10 feet

(e) Maximum height of structures – 35 feet

(3) 40' wide lots:

(a) Minimum lot width – 40 feet

(b) Minimum lot area – 4,000 square feet

(c) Maximum lot coverage – 60%

(d) Minimum yard requirements:

(i) Front – 20 feet

(ii) Side – 3 feet

(iii) Rear – 10 feet

(e) Maximum height of structures – 35 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.
- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Plummer Road and Brandon Chase Dr., 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. Internal circulation shall be provided by a 70’ minor collector roadway and 50’ local roadways.

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.

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. 7.35 acres of active recreation and open space will be provided throughout the site, substantially as shown on the site plan.

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 single family residential lot sizes and dimensions. The PUD also implements a development plan that is complementary to the surrounding wetlands and floodplains as compared to the usual application of the Zoning Code.

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 single family 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.