

WRITTEN DESCRIPTION

COLLEGE STREET PUD

November 2, 2018

I. SUMMARY

- A. Current Land Use Designation: CGC
- B. Requested Land Use Designation: MDR (Tracking # 5269)
- C. Current Zoning District: PUD
- D. Requested Zoning District: PUD
- E. RE #: 064616-0000 & 064622-0000 Plus Land obtained under ordinance 2017-190-E

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 1.03 acres of property from Planned Unit Development to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a single family residential community of up to Nineteen (19) single family detached homes.

The subject property (Property") is currently owned by Hoose Homes and Investments, LLC and is more particularly described in the legal description attached as Exhibit "1". The Property is located Willow Branch Avenue to the west and Rubel Street to the east, as shown on Exhibit "K" (the "Property"). The property is designated CGC in the Future Land Use Map in the City's Comprehensive Plan and is previously developed as a warehouse. The gross density of 19 per acre is substantially less than the (60) units per acre permitted in CGC in the Comprehensive Plan and the 24 Multi-family unit allowed in the current zoning.

The site is bordered by apartments on the east and three smaller apartment buildings on the south west corner. Single family homes make up the rest of the southern border. There is a bar bordering the west side of the property. Directly across the street bordering the north side of the project is an Industrial light former dairy now used as an aggregate storage area and heavy equipment storage site.

The proposed residential product will consist of two story fee simple homes on nineteen (19) lots with ten (10) homes having two car garages and nine (9) homes with two parking places. The proposed development of the Property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and

architectural controls are provided as Exhibit "L" and part of this PUD to create this integrated pocket community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses: Pocket Neighborhood

1. A Pocket Neighborhood is a clustered group of neighborhood houses gathered around a shared Courtyard (open space). The Courtyard has a clear sense of territory and shared stewardship. We feel that Riverside and this project is the perfect location for a Pocket Neighborhood. It was a former commercial site and now will house 19 families who interact on a daily basis around a shared Courtyard. Developing Pocket Neighborhoods are a way to increase housing options and limit sprawl, while preserving the character of existing neighborhoods thru architectural standards.

2. The Courtyard is an 19 foot by 360-foot easement over the rear of all lots that will be a community meeting space. Attached Master plan exhibits.

3. Architectural standards are attached as Exhibit "L" and are included as part of this PUD and must be adhered to;

4. 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 in the City of Jacksonville Zoning Code.

5. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses, and structures are allowed as defined in Section 656.403 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage lots.

C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

- (1) Minimum lot area: 2,178 square feet
- (2) Minimum lot width: 36 feet
- (3) Minimum Lot length: 60.5 feet

- (4) Maximum lot coverage: 80%
- (5) Minimum front yard: 5 feet.
- (6) Minimum side yard: 3 feet (except for lot 10) *
- (7) Minimum rear yard: 10 feet.
- (8) Maximum height of structures: 35 feet

* Due to the irregular shape of the property the northeast corner of Lot 10 has a side yard set back of 2.25 feet.

D. Ingress, Egress and Circulation

- (1) Parking Requirements. We will provide two parking spaces back to back for the for the nine (9) lots backing up to College Street. The ten (10) lots entering from the ally with have a two-car garage.
- (2) Vehicular Access.
 - a. Vehicular access to the ten (10) homes on the alley will be by way an improved ten (10) foot one-way alley to the rear of each unit. The nine (9) homes abutting College Street will access from College Street. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the Property internal access shall be provided to each home via the Courtyard as noted on the Site Plan which shall meet the standards set forth in the description of the pocket Neighborhood.
- (3) Pedestrian Access.
 - a. Pedestrian access to the Courtyard will be limited however a gate will be provided so the Courtyard could be accessed from the outside. Sidewalks will be provided along College Street

E. Signs

- (1) The Applicant may construct a temporary, single faced identity signs at the corner of Willow Branch and College, to be removed when all homes are constructed.. The sign may be located within the road right-of-way or on private property. The sign shall not exceed twenty-four (24) square feet in area or six (6) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

F. Landscaping

Landscaping will be as noted on the attached Landscape plan which meets and exceeds the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space and Lakes and Ponds

Since this is only 19 lots we do not have to pay into the recreation fund. We are providing a Courtyard for common use as well as a small park 1,900 square foot. This 1,900 square foot park will contain the mail kiosk, open lawn and picnic tables.

Since this is a redevelopment site on site storm water retention is not required and is already provided by a City drainage system.

I. Utilities

Water, sanitary sewer and electric will be provided by JEA.

J. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. There are no wetlands on this site.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Medium Density Residential (MDR) We have applied for a Land Use Change from Community General Commercial (CGC) with a tracking number 5269, which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.

- D. Internal Compatibility/Vehicular Access: Vehicular access will be from a 10 Foot One-way Alley to the rear of the property and from College Street. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development MDR in the area.
- F. Recreation/Open Space: Each home will face a Courtyard.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction. There are no wetlands.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as noted on the site plan and stated in III A above.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed along College Street.

VI. Architecture Design/Conceptual Site Plan:

The design phase and configuration of the development as depicted in the Site Plan Exhibit "E" is conceptual and revisions to the site plan may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. All buildings structures, fencing and signage shall be constructed and painted with material that are aesthetically compatible and blend with the historical character of the surrounding area as defined in Chapter 307 (Historic Preservation and Protection). The Applicant has obtained a Certificate of Appropriateness from the Jacksonville Historic Preservation Commission. **COA-18-21064** and **COA-18-21064** Addendum is attached and made a part of this application and will govern the construction of homes on this site, any changes to the exterior or architectural design of the buildings shall be submitted to the Planning and Development Department for their review and approval consistent with **COA-18-21064**.

Contained within **COA-18-21064. Addendum** are the Architectural Drawing for different elevations we are requesting. The various square footage, exterior, interior and garage layouts are included so that the Historic Preservation Commission can be assured that one of the different elevations presented will be constructed on each of the nineteen (19) lots. **COA-18-21064** sets the framework for every home within this development. The consumer will choose from different elevations, floor plan and garage type presented in **COA-18-21064. Addendum**". A cover letter provided from the Planning Department Historic Division explaining the process is also made a part of this application.

EXHIBIT F

PUD Name

College Street PUD

Land Use Table

Total gross acreage	1.04	Acres	100 %
Amount of each different land use by acreage			
Single family	0.98	Acres	94 %
Total number of dwelling units	19	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units		D.U.	
Commercial		Acres	
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space		Acres	
Public and private right-of-way	0.04	Acres	6 %
Maximum coverage of buildings and structures	22,400	Sq. Ft.	80 %