

WRITTEN DESCRIPTION

A.C. SKINNER PARKWAY PUD RE#154378-0000 (portion)

March 18, 2019

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 17.37 acres of property from PUD to PUD. The parcel is located on the west side of Southside Boulevard, south 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/PUD, but is in the process of being changed to HDR via a Large Scale Land Use Amendment. The property is currently vacant. Surrounding uses include: CGC/CO to the north (vacant); BP/IBP to the east and south (vacant); and BP/IBP (warehouse) to the west. 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 Community/General Commercial category.

Project Name: A.C. Skinner Parkway PUD

Project Developer: PG Investco, LLC

Project Architect: None

Project Engineer: None

Project Planner: None

II. QUANTITATIVE DATA

Total Acreage: 17.37 acres

Total Acreage of multi-family: 17.37 acres

Total number of dwelling units: not to exceed 370

Total Acreage of commercial: N/A

Total amount of non-residential floor area: 79,650 s.f.

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

Total amount of land coverage of all residential buildings and structures: 398,250

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings
2. Housing for the elderly
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
7. Nursing homes
8. Group care homes

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

C. Permitted Uses by Exception: None

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 1.50 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.

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

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 limits the density allowed by HDR, otherwise has the standard limitations of HDR.

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 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 alternate use to meet market demand for housing

immediately abutting large, publicly owned sites are usually deemed regionally significant since the mitigation supplements the already high environmental value of the publicly held properties. The purchase of credits from a permitted mitigation bank also constitutes regionally significant mitigation.

4. Provide high value mitigation. In cases where the wetland to be impacted is low value, as defined by SJRWMD, an applicant can provide mitigation with environmental value exceeding that of the wetland to be impacted.

Similarly, the USACE regulatory process mandates that applicants sequentially demonstrate that alternate sites and/or site plans are not applicable, that the project cannot be completed without wetland impacts, that the project affects the minimal wetland acreage practicable, and that the functional value of impacted wetland is fully mitigated.

Mitigation can be in the form of wetland restoration, enhancement, creation; and/or purchasing credits from a mitigation bank that services the project area. Per the 2008 Mitigation Rule, USACE has a preference of mitigation bank purchase and disfavors on-site wetland mitigation options without substantial justification for the necessity of such.

Parcels A, B, C, and D are located within the Northern St. Johns River & Northern Coastal Mitigation Basin (#4). SJRWMD and USACE-permitted mitigation banks have different service areas for each agency. Mitigation banks that service the project area are listed below by agency. Mitigation banks that have credits available for the project site for both agencies are underlined.

- SJRWMD – Northeast Florida Wetlands Mitigation Bank (MB), Loblolly MB, Longleaf MB, Nochaway MB, St. Marks Pond MB, Highlands Ranch MB, Star 4 MB, Greens Creek MB, Lower St. Johns MB, and Town Branch MB.
- USACE – Fish Tail MB, Greens Creek MB, Highlands Ranch MB, Loblolly MB, Longleaf MB, St. Marks Pond MB, Star 4 MB, Town Branch MB, Tupelo MB

8.2 Site-Specific Permitting Implications

8.2.1 – Parcels A & B

Pursuant to SJRWMD FWD No. 147167-1, the area encompassed by Parcels A and B is entirely upland, with the exception of two small surface waters along the eastern boundary of Parcel B.

The FWD was issued by SJRWMD on November 9, 2016, and remains valid for five years.

A.C. SKINNER PARKWAY PUD

Land Use Table

Total Acreage: 17.37 acres

Total Acreage of multi-family: 17.37 acres

Total number of dwelling units: not to exceed 420

Total Acreage of commercial: N/A

Total amount of non-residential floor area: 334,800 s.f.

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

Total amount of land coverage of all residential buildings and structures: 418,500