

## **WRITTEN DESCRIPTION**

### **CAGLE RESIDENCES RENOVATION PUD RE#153066-0200**

**March 5, 2019**

#### **I. PROJECT DESCRIPTION**

Applicant proposes to rezone approximately 2.47 acres of property from CCG-1 to PUD. The parcel is located on the east side of Cagle Road, north of Bowden Road.

The subject property is currently owned by Cagle Group, LLC, 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/CCG-1. The property is currently developed as a motel. Surrounding uses include: CGC/CCG-1 to the north (hotel); CGC/CCG-1 (office) and PUD (single family/vacant commercial) to the east; CGC/CCG-1 (office/manufacturing) across Cagle Road to the west; and CGC/CCG-1 (single family) to the south and west. The site will be developed as a medium density multi-family development (as per the attached site plan). The use is allowable in the HDR category and the site is the subject of a companion FLUM Amendment to HDR.

**Project Name:** Cagle Residences Renovation PUD

**Project Developer:** Cagle Group, LLC

#### **II. QUANTITATIVE DATA**

**Total Acreage:** 2.47 acres

**Total Acreage of multi-family:** 2.47 acres

**Total number of dwelling units:** not to exceed 111

**Total Acreage of commercial:** N/A

**Total amount of recreation area:** 0.16

**Total amount of open space:** 0.48 acres

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

**Total amount of land coverage of all residential buildings and structures:** 22,153 sqft

**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
10. Nursing homes and assisted living facilities
11. Commercial Neighborhood Retail Sales and Service or Professional Office
12. Group care homes

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

Shall comply with §656.403

#### **C. Mixed Use Requirement:**

In order to satisfy the mixed use requirement of the HDR zoning category for uses at the intensity proposed by this Planned Unit Development, there will be mixed use facilities on the first floor, which are open to the public. These uses may include retail sales, a laundry facility, a daycare center, or professional office. There shall be no minimum or maximum requirement for this mixed use, so long as it is in compliance with the HDR requirements.

### **IV. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* 80 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 5 feet
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 75 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 per unit.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Cagle Road, 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 one hundred and fifty (150) 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 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 was developed before the requirements of Part 12 Landscape Regulations of the Zoning Code. As such, landscape requirements are waived.

**E. Recreation and Open Space:**

The site may be developed with no recreation or 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**

The site is developed and there are no wetlands on site.

**VI. DEVELOPMENT PLAN APPROVAL**

The construction has already been completed and no verification of substantial compliance will be needed.

**VII. STATEMENTS**

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

The PUD waives all landscaping and recreational use requirements.

**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.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- D. Allows for alternate use of existing structure to meet market demands.

PUD Name

**CAGLE RESIDENCES RENOVATION**

**Land Use Table**

Total gross acreage	<b>2.47</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>2.47</b> Acres	<b>100</b> %
Total number of dwelling units	<b>111</b> D.U.	
Commercial	<b>0</b> Acres	<b>0</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0.16</b> Acres	<b>6.5</b> %
Passive open space	<b>0.48</b> Acres	<b>19.4</b> %
Public and private right-of-way	<b>0</b> Acres	<b>0</b> %
Maximum coverage of buildings and structures	<b>22,153</b> Sq. Ft.	<b>20.6</b> %