

## **WRITTEN DESCRIPTION**

### **BARDIN ROAD PUD**

**September 28, 2017**

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

- A. Curtis Hart/Hart Resources, LLC (the "Applicant") proposes to rezone approximately +/- 8.28 acres of property (the "Property") from RR-Acre to a Planned Unit Development ("PUD") to permit development of the subject property as a 29-lot single family residential subdivision. The subject property is located south of Dunn Creek Road on Bardin Road. The Property is owned by Acosta Annie Sue Bardin Life Estate. The subject property is in close proximity to shopping, mass transportation and schools.
- B. Project Architect/Planner: North Florida Engineering
- C. Project Engineer: Mike Light, PE
- D. Project Developer: Bardin Options LLC
- E. Current Land Use Category: Low Density Residential (LDR)
- F. Current Zoning District: Residential Rural (RR-Acre)
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Existing Land Use Category: Low Density Residential (LDR)
- I. Real Estate Number: 108453-0000

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

- A. Total acreage: +/- 8.32
- B. Maximum number of dwelling units: 29 units
- C. Total amount of non-residential floor area: N/A
- D. Total amount of recreation area: To be provided as required by Section 656.420 of the Zoning Code or pay into the City Recreation Fund.
- E. Total amount of open space +/- .71 acres

- F. Total amount of public/private rights of way +/- 1.37 acres
- G. Total amount of land coverage of all buildings and structures: 50%
- H. Schedule of construction: one phase start date: 1<sup>st</sup> quarter 2018  
completion date: 4<sup>th</sup> quarter 2018

### **III. STATEMENTS**

- A. This proposed PUD differs from the usual application of the Zoning Code because it requires and provides a mixture of single family uses with 70' wide home sites. It restricts some lots from development with a two story structure, and provides buffers.
- B. A Homeowners' Association for the development shall be responsible for the maintenance of the common areas. The streets will be dedicated to and maintained by the City of Jacksonville.
- C. The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.

### **IV. USES AND RESTRICTIONS**

- A. Permitted Uses: Single family dwellings and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II. (a).(4)(family day care homes),(6)(essential services),(9)(neighborhood parks, pocket parks, playgrounds or recreational structures) and (11)(home occupations), of the Zoning Code Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary. The number of temporary offices will not exceed one (1) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailers shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.
- B. Permissible Uses by Exception: N/A
- C. Limitations on Permitted or Permissible Uses by Exception: N/A
- D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as defined in Section 656.40 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.

- E. Lots 14,15,20,21,22,24 and 25, as depicted on the Site Plan dated September 28, 2017, shall allow only one (1) story homes. A note depicting this restriction shall be placed on the plat and shall also be noted in the private governance documents for the Homeowners Association..

## **V. DESIGN GUIDELINES**

- A. 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:             | 7,000 square feet   |
| Minimum lot width:                | 70 feet. For corner, lots the minimum lot width shall be increased by 5' to 75'   |
| (2) Maximum lot coverage:         | 50%   |
| (3) Minimum front yard:           | 20 feet. On corner lots one of the front yards may be reduced to 10 feet.   |
| (4) Minimum side yard:            | 5 feet  |
| (5) Minimum rear yard:            | 10 feet. A rear yard shall also include any double frontage or through lot that is shown on the plat for the development which reflects a 5' non-access easement. |
| (6) Maximum height of structures: | 35 feet   |
| (7) Minimum frontage of each lot: | Equal to 80% of its required lot width provided however, that the lot frontage may be reduced to 35' on cul-de-sacs and curves.                                   |

### **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.

- a. Vehicular access to the Property shall be by way of Bardin Road. 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 and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

### **C. Signs**

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off of Bardin Road and one (1) permanent, double faced sign in the median of the entry road to the development. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) 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.

### **D. Landscaping, Buffers and Fence**

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code. In addition, the North and South boundaries shall have a Minimum 10 (ten) foot undisturbed landscape buffer, and the East boundary shall have a fifteen (15) foot undisturbed landscape buffer, as noted on the Site Plan Exhibit "4" and dated September 28<sup>th</sup>, 2017. A 20 (twenty foot) Landscape Buffer will be provided on the entrance abutting Bardin Road.

The North, East and South property lines will be fenced with a six (6) foot Vinyl fence. The fence will be installed after site preparation and prior to construction of any homes.

### **E. Recreation, Open Space and Lakes and Ponds**

A very large Regional Park is located approximately four miles northeast of the development, therefore we will pay into the City Recreation Fund for each lot.

### **F. Utilities**

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

## **G. 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 the site.

## **VI. 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.

## **VII. 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 Low Density Residential (LDR), 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 Bardin Road and the connection to Dunn Creek Road. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code or pay into the City recreation Fund. In addition, public and private right-of-way provides approximately 1.37 acres.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- 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 required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of 1/2 acres (2) ponds are proposed to be constructed on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.