

## WRITTEN DESCRIPTION

### Rivergate PUD

May 17, 2019

#### I. SUMMARY

- A. Current Land Use Designation: CGC/LDR
- B. Current Zoning District: CCG-1/RLD-60 & PUD
- C. Requested Land Use MDR
- C. Requested Zoning District: PUD
- D. RE #: 136563-0010

#### II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 18.42 acres of property from CCG-1 to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit "E Townhomes" (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community of up to (190) one hundred and ninety Townhomes.

The subject property (Property") is currently owned by Harvest Baptist Church Inc. and is more particularly described in the legal description attached as Exhibit "1". The Property is located between Arlingwood Avenue and State Commerce Road on Exhibit "K" (the "Property"). The property will be designated MDR in the Future Land Use Map in the City's Comprehensive Plan and is a vacant closed Retail Site. The gross density of 10.31 per acre for the townhomes and is substantially less than the commercial use the property is currently zoned for.

A combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area. As noted on the site plan the total acreage of this property is 18.42 acres. We are leaving a part of the property (2.39) acres as a perimeter buffer as noted on the site plan.

### III. PUD DEVELOPMENT CRITERIA

#### A. Description of Uses shall include Townhomes

1. Up to one hundred ninety (190) Townhomes.
2. 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.
3. 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 656.40 of the Zoning Code.

#### 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):

##### Minimum Lots Requirements For Townhomes

- (1) Minimum lot width. Fifteen (15) feet; for end units twenty-eight (28) feet
- (2) Maximum Lot coverage by all buildings. Seventy Percent (70%)
- (3) Minimum setback requirements,
  - (a) Front-15
  - (b) Side-0 feet interior/10 feet on end units
  - (c) Rear-10
- (4) Minimum Lot Area-1,200 square feet
- (5) Maximum height of structure thirty-five (35) feet

#### **D. Ingress, Egress and Circulation**

(1) Parking Requirements. A minimum of (2) two parking spaces (380) shall be provided for each unit plus an one additional parking space for every 3 units (84 spaces).

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Arlington Expressway Service 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.

#### **E. Signs**

(1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off Business Drive and or (1) permanent, double faced sign in the median of the entry road to the development. 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.

#### **F. Landscaping**

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

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

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan. provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St.

Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

#### **I. Utilities**

Water and sanitary sewer 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, ACOE and all other local, state and federal requirements. The wetlands on this site are not impacted and are excluded from this PUD.

### **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 will be Medium Density Residential (MDR), 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 Arlington Expressway Service Road. All uses are townhomes.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential and commercial 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. In addition, ponds total approximately 1.40 acres and provides additional open space.

- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction, with no wetland impacts.
- 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 1.4 acre with (1) pond is proposed to be constructed on the Property and will be maintained by the Owners Association.

## **VI. HOW THIS PUD DIFFERES FROM USUAL APPLICATIONS**

The PUD differs from a usual application for rezoning as stated throughout this written description and restated here; There is a variety of lot sizes that differ from a straight zoning, no permissible uses by exception are allowed, location of vehicular access to property is state, signage is specified, location of retention is noted on the Site Plan dated 5-16-19, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.

PUD Name

RIVERGATE PUD

**Land Use Table**

Total gross acreage	<b>18.42</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>7.29</b>	Acres	<b>39.5</b> %
Total number of dwelling units	<b>190</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use (Wetlands)	<b>1.89</b>	Acres	<b>10.3</b> %
Active recreation and/or open space	<b>1.32</b>	Acres	<b>7.2</b> %
Passive open space	<b>4.27</b>	Acres	<b>23.2</b> %
Public and private right-of-way	<b>3.65</b>	Acres	<b>19.8</b> %
Maximum coverage of buildings and structures		Sq. Ft.	<b>70</b> %