

# **PUD Written Description**

## **ROBERT STREET PUD**

### **I. PROJECT DESCRIPTION**

Roberts Street PUD is a 2.74 acre development located on Roberts Street, north of Green Cove Avenue in the Roberts Roads/Melrose Avenue area of the City. The site includes 2 irregular shaped parcels with frontage on Roberts Street, almost connected at the west end of the properties. The parcels are vacant. The parcel is zoned R-2 and has a Future Land Use Map (FLUM) designation of Neighborhood, which allows for up to 12 dwelling units per acre. Without a PUD on the property, with the irregular shape of the property would limit its development potential. The PUD allows for flexibility in the housing types, with conventional apartments and townhomes.

The PUD will allow for the development of 32 dwelling units. Access to the property will be from two driveways from Roberts Street. The parcel will be maintained under common ownership with rental dwelling units.

The project will develop a vacant property into a residential development at a density consistent with the Neighborhood FLUM category. It will provide affordable housing with a variety of housing type options to residents of Green Cove Springs and will increase the property values in the area.

### **II. USES AND RESTRICTIONS**

#### **A. Permitted Uses**

1. Multiple-family residential structures, including apartments, townhouses, cooperatives, and condominiums, without an attached garage, having no commercial businesses connected therewith.
2. Customary accessory buildings and structures provided they are in the rear yard and are not located in the setback area. The accessory buildings and structures shall not exceed 20 feet in height.
3. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

#### **B. Uses by Special Exception**

1. Home Occupations

#### **C. Restrictions on Uses**

1. None

### **III. DESIGN GUIDELINES**

#### **A. Lot Requirements**

1. Minimum lot area – 10,000 square feet
2. Minimum lot width – 100 feet
3. Maximum lot coverage of buildings – 35%
4. Minimum front yard - 20 feet
5. Minimum side yard - 10 feet
6. Minimum rear yard -10 feet
7. Maximum height of structures – 35 feet

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

##### 1. Parking Requirements

- a. 2 spaces per dwelling unit
- b. No attached garages.

##### 2. Vehicular Access

- a. A 24 ft. common paved drive of asphalt or concrete from Roberts Street

##### 3. Pedestrian Access

- a. Existing sidewalk on Roberts Street
- b. Sidewalks provided on one side of the paved drive within the development.

#### **C. Signs**

1. No signs will be located on the property.

#### **D. Landscaping, Tree Mitigation, and Buffers**

1. Landscaping per Section 113-244 of the Land Development Regulations.

**E. Recreation and Open Space**

1. The lot will be sodded to create open space and a playground area will be developed to serve the residents of the development.

**F. Utilities**

1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

**G. Wetlands**

1. There are no wetlands on the property.