

Exhibit "D"

McMillan APARTMENT HOMES

Written Description

Date: ~~March 18, 2025~~

October 7

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Low Density Residential (LDR)
- B. Current Zoning District: Residential Low Density-60 (RLD – 60)
- C. Requested Zoning District: PUD
- D. RE #: 027729-0000
- E. Project Planner: Michael Herzberg
- F. Project Engineer: AVA Engineers, Inc.
- G. Project Developer: Christina Forest FJ, LLC.

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 5.34± acres of property from RLD-60 to PUD. The subject property is located almost equidistant between three public schools, (Raines High, Jean Ribault High, and Sallye Mathis Elementary), and is less than two-tenths of a mile from Zeta Phi Beta Park, a public facility. The parcel is currently undeveloped and abuts the Potter's Field, sometimes referred to as Hillside Cemetery.

In review of the area surrounding the property, very little has changed since the adoption of the City's Comprehensive Plan in 1990. While two multi-family developments do exist in reasonable proximity, construction on those properties occurred in the late 1960's and mid 1980's. No other multi-family development has occurred since adoption of the plan and new single-family development has been all but non-existent. As the area is designated Urban Area, according to the 2045 Comprehensive Plan, the proposed land use amendment and this companion rezoning to PUD would be appropriate and help to provide housing in the community and bring residents closer to existing infrastructure such as schools and community parks, while offering housing alternatives in the area.

This new PUD would promote infill development, offering new housing opportunities within the community, and act as a transitional land use between the governmental/institutional uses to the east and single family uses to the west. Mass transit service is available in close proximity on both the west side along Moncrief, as well as to the east at Ribault Scenic Drive. Considering the uses in proximity, schools,

churches, and community parks, the development of this new community would help to revitalize the area and serve to reduce vehicle miles traveled in the vicinity.

This PUD differs from the conventional zoning in that it specifies the only permitted use for the parcel as an apartment community. Furthermore, the applicant has chosen a design that promotes a more appropriate architecture and building massing, evidenced on the conceptual site plan and rendering, offering certainty to the area residents about the development. While the parcel is not within any designated flood zone and has no unique features or topography, the history of the property indicates that it is a former dump site, primarily used as a construction and demolition landfill. The developer would propose to remove the contaminated and discarded materials from the area being developed, in accordance with all local and state regulations, and would commence construction immediately upon approval of the entitlements and required permitting.

Permitted Uses

This PUD shall permit the following uses:

(a)

- (1) A maximum of Eighty-four (84) Apartments; limited to residents being 55 years or older

The apartment buildings shall be substantially similar to the attached rendering.

(b) *Permitted accessory uses.* See [Section 656.403](#).

A. **Minimum Lot and Building Requirements.**

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:

- a. Front – Twenty Feet (20')
- b. Side – Twenty Feet (20')
- c. Rear – One hundred and twenty feet (120')

Minimum Lot Requirements

Lot Area 5.34 Acres (Multi-family dwellings under one ownership)

- 2. ***Maximum Height of Structures.*** Thirty-Five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
- 3. ***Maximum parcel coverage by all buildings*** – Thirty (30) percent.

- B. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping.
- C. **Access.** As shown on the Site Plan, access to the property shall only occur from McMillan Road, and the same shall be reviewed and approved by the City of Jacksonville.
- D. **Pedestrian Circulation.** Any required sidewalks shall be provided, consistent with the Comprehensive Plan.
- E. **Recreational/Open Space.** The development is beneath the threshold required for active recreation. Additionally, a City Park (Zeta Phi Beta) is less than two-tenths of a mile away and sidewalks exist along both McMillan and Owen Avenue, where the park is located.
- F. **Signage.** The development shall include an 60 square foot Monument style sign, not exceeding 12 feet in height. Illumination of signage shall be externally illuminated.
- G. **Parking and Loading Requirements.** The proposed PUD will provide the required parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code.
- H. **Landscaping/Fencing/Screening.** The development will comply with all provisions of Part 12 of the Zoning Code
- I. **Stormwater Retention.** Stormwater retention/detention systems will be developed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- J. **Utilities.** JEA will provide all electric power in addition to water and sewer services.
- K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.
- L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, may be required as the proposed development proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The proposed RPI Category permits all uses intended by the developer. The proposed development is consistent with the following components of the 2045 Comprehensive Plan:

Goal 1, Objective 1.1, Policies 1.1.1, 1.1.7, 1.1.9, 1.1.17, 1.1.21, 1.1.22, Goal 3, Objective 3.1.

Roadways / Consistency with the Concurrency Management/ Mobility System. The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.

B. **Allocation of Residential Land Use.** This proposed development would not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2045 Comprehensive Plan.

C. **Internal Compatibility/Vehicular Access.** The Site Plan addresses access to the property. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

D. **External Compatibility/Intensity of Development.** The proposed development would serve to promote a logical transition of uses, and a land use fabric that is both appropriate and compatible with the trends in the area and the intent of the city's comprehensive plan.

E. **Recreation/Open Space.** Private recreation will be allocated as per the Zoning Code.

F. **Impact on Wetlands.** No wetlands are within the development portion of the parcel.

G. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

H. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use

I. **Sidewalks, Trails, and Bikeways.** The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.