

PROJECT DESCRIPTION- April 30, 2026

Applicant proposes to rezone approximately 161.46 acres of property from PUD to PUD. The parcel is located in Council District 7, south of Dinsmore Tower Road, on the west side of New Kings Road, between Dinsmore Tower Road and Acree Road.

The subject property is currently owned by Acree JV, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The current land use designation of the Property is Mixed-Use (MU).

The proposed PUD zoning district is being requested to establish a new zoning framework that permits the following uses, consistent with the Mixed-Use Land Use Category:

- **Light Industrial:** Up to 4,000,000 square feet
- **Commercial Uses:** Up to 400,000 square feet
- **Commercial/Office Uses:** Up to 50,000 square feet
- **Hotel:** Up to 125 rooms
- **Single-Family Residential:** Up to 2,100 units
- **Multifamily Residential:** Up to 900 units
- **Public Facilities:** Up to 50 acres
- **Recreation and/or Conservation:** No maximum, no minimum

The site's primary frontage will be along Acree Road. The property is bounded by New Kings Road to the East, Plummer Road to the South (inclusive of a small portion south of Plummer Road), and the Norfolk Southern Rail Line to the West.

Project Name: Acree Road Project **Architect/Planner:** CLDG **Project Engineer:** Dominion Engineering **Project Developer:** CLDG

II. USES AND RESTRICTIONS – LIGHT INDUSTRIAL

A. Permitted Uses

1. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
2. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
3. Printing, publishing or similar establishments.
4. Business and professional offices.
5. Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
6. Restaurants (regulated by DBPR - Division of Hotels and Restaurants), including retail sale and service of beer and wine for consumption on premises.

7. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
8. Vocational, technical, trade or industrial schools and similar uses.
9. Medical clinics.
10. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
11. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
12. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
13. Bulk storage yards (but not concrete batch mixing plants), including bulk storage of flammable and combustible products and other products not deemed extremely hazardous, may store up to 250,000 gallons (cumulatively). If not stored within a completely enclosed building or structure, the property, site, or outside storage use shall be visually screened by a six-foot fence or wall not less than 95 percent opaque.
14. Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
15. Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
16. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
17. Banks, including drive-thru tellers.
18. Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
19. Retail sales of heavy machinery, farm equipment and building materials including outside display.
20. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses

1. See Section 656.403.
2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

C. Permissible Uses by Exception

1. An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - Acid, chemical, fertilizer or insecticide manufacture or storage.
 - Explosives manufacturing or storage.
 - Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - Paper and pulp manufacture.
 - Petroleum refining.
 - Stockyards or feeding pens and livestock auctions.
 - A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
2. Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
3. Care centers meeting the performance standards and development criteria set forth in Part 4.
4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
5. Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
6. Retail sales including outside display.
7. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
8. Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
9. Manual car wash.
10. Fitness centers.

III. DESIGN GUIDELINES – LIGHT INDUSTRIAL

1. Minimum lot requirements (width and area): None.
2. Maximum lot coverage by all buildings: None. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements: None.
4. Maximum height of structures: None.
5. Limitations on permitted and permissible uses by exception: All of the permitted and permissible uses by exception in the IL Zoning District, other than outside storage, shall be conducted within an enclosed building.

IV. USES AND RESTRICTIONS – COMMERCIAL

A. Permitted Uses

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, building trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers. *
9. Off-street commercial parking lots. *
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
14. Veterinarians and animal boarding.
15. Personal property storage establishments.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items. *
20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Filling or gas stations. *
23. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
24. Mobile Car Detailing Services and automated car wash facilities. *
25. Textile Recycling Collection Bins. *

26. Permitted or restricted outside sale and service. *
27. RV and Campground Facilities.

Subject to the design standards outlined in Part 4 of the Zoning Code.

Subject to the conversion based on the ITE standard for trips generated by the use. Use allows for 400,000 square feet of commercial. ITE predicts that 400k sf of general retail (land use 820: Shopping Plaza) generates 1,360 gross PM peak hour trips, based on an average trip rate of 3.40 trips per KSF. ITE predicts that 500 campsites at an RV park (land use 416: Campground/RV Park) generates 135 gross PM peak hour trips, based on an average trip rate of 0.27 trips per campsite. The conversion based on gross trips would be 1 RV campsite is equivalent to 0.0794 KSF of commercial retail, or 500 RV campsites is equivalent to 39.7 KSF of commercial retail.

B. Permitted Accessory Uses and Structures

See Section 656.403.

C. Permissible Uses by Exception

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service. *
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
7. Auto laundry or manual car wash.
8. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
9. Recycling collection points. *
10. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
11. Blood donor stations, plasma centers and similar uses.
12. Private clubs.
13. Restaurants with the outside sale and service of food. *
14. Billiard parlors.
15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
16. Schools. *
17. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

18. Nightclubs.
19. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
20. Indoor gun ranges. *
21. Sale of new or used tires. *
22. Off-street parking lots not adjacent to residential districts or uses. *

Subject to the design standards outlined in Part 4 of the Zoning Code.

V. DESIGN GUIDELINES – COMMERCIAL USES

A. Lot Requirements

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet.
7. Maximum height of structures: 60 feet.

B. Signage

Signage for Commercial Uses will follow Part 13 of the Zoning Code for CGC.

VI. USES AND RESTRICTIONS – PUBLIC BUILDINGS AND FACILITIES USES

A. Permitted Uses

1. All lawful government uses, except those governmental uses listed hereunder as being permissible only by exception and further provided such uses are consistent with the Comprehensive Plan. This includes collection bins for textile recycling meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins). This provision shall not preclude essential services meeting the performance standards and development criteria set forth in Part 4 herein from being also located in residential, commercial, industrial and other zoning districts which specifically provide for the same.

B. Permissible Uses by Exception

1. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
2. Solid waste management facilities.
3. Any government use structure containing more than 40,000 square feet.

4. Any government use structures containing more than one principal structure on a lot.

VII. DESIGN GUIDELINES – PUBLIC BUILDINGS AND FACILITIES USES

1. Minimum lot requirements (width and area): None.
2. Maximum lot coverage by all buildings: None. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements: None.
4. Maximum height of structures: None.

VIII. USES AND RESTRICTIONS – LOW DENSITY RESIDENTIAL (LDR) USES

A. Permitted Uses

1. Single-family dwellings.
2. Townhouses.
3. Duplexes.
4. Condominiums.
5. Essential public services and utility.
6. Home occupations.
7. Parks, playgrounds, ballfields, and recreational and community services.
8. Golf Courses. *
9. Schools. *
10. Child and adult day care centers. *
11. Foster Care Homes.
12. Community Residential homes of six or fewer residents. *
13. Churches, including a rectory or similar use.
14. Cellular telephone towers and radio towers. *
15. Libraries, museums, and community centers.
16. Country Clubs. *

Subject to the design standards outlined in Part 4 of the Zoning Code.

B. Ingress, Egress, and Circulation

1. **Parking:** The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The ratio shall be 2.0 parking spaces per unit; no visitor parking will be provided for townhomes or duplexes. Multi-family will have parking at no less than 1.3 spaces per unit.
2. **Vehicular Access:** Vehicular access to the property shall be via Acree (Thomas) Road, New Kings Road and Old Kings Road, substantially as shown by the site plan. The final

location of said vehicular access points is subject to review and approval by the City's Traffic Engineer.

3. **Pedestrian Access:** Pedestrian access shall be provided as reflected in the Comprehensive Plan. Sidewalks shall be located on one or both sides of the road.

C. Recreation Facilities

1. The site shall comply with the requirements of the Zoning Code for recreation and open space.
2. Each residential component/community shall provide its own active and/or passive recreation facilities.
3. Provided at a ratio of 150 square feet per multi-family unit and 1 acre per 100 single-family units and any fraction thereof.

D. Accessory Uses/Structures

1. Shall not be located in required yards in a residential district unless:
 - On double frontage lots, through lots and corner lots – can be located only in a required side yard.
 - Detached accessory structures separated by not less than 5 feet may be located in the required side yard or rear yard but not less than 5 feet from the lot line.
2. Maximum height of accessory structure cannot exceed the primary structure height.

E. Signage

1. All signs shall meet the requirements set out in Part 13 Sign Regulations of the COJ's Ordinance Code except as modified below:
 - Two (2) ground-illuminated double-sided monument entry signs, one (1) on each side of the entry drive, or one (1) ground-illuminated double-sided sign in a central median, not to exceed thirty-six (36) square feet in area and not to exceed twelve (12) feet in height.

F. Landscaping

1. The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

G. Utilities

All utilities and improvements, as well as other public works/engineering related issues, will be designed and constructed in accordance with the standards and specifications of the St. Johns River Water Management District. Water and sewage will be centrally provided.

1. Electricity will be provided by JEA.
2. Sanitary Sewer will be provided by JEA.
3. Water will be provided by JEA.

IX. DESIGN GUIDELINES – LOW DENSITY RESIDENTIAL (LDR) USES

A. Lot Requirements for Low Density Residential (LDR)

A.1. Single Family Detached (RLD-50)

1. Minimum lot width – 50 feet.
2. Minimum lot area – 5,000 square feet.
3. Maximum lot coverage – 50%.
4. Minimum yard requirements:
 - Front – 20 feet. Unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street.
 - Rear – 10 feet.
 - Side – 5 feet.
 - Side Street – 15 feet.
5. Maximum height of structures – 35 feet.

A.1.2. Single Family Detached (RLD-40)

1. Minimum lot width – 40 feet.
2. Minimum lot area – 4,000 square feet.
3. Maximum lot coverage – 50%.
4. Minimum yard requirements:
 - Front – 20 feet.
 - Side – 3 feet.
 - Rear – 10 feet.
5. Maximum height of structures – 35 feet.

A.2. Townhomes

1. Minimum width – 15 feet; 20 feet for end units.
2. Minimum lot area – 1,500 square feet.
3. Maximum lot coverage – 50%.
4. Minimum yard requirements:
 - Front – 20 feet.
 - Rear – 10 feet.
 - Side – 0 feet.
 - End Unit – 5 feet.
5. Maximum height of structures – 35 feet.

6. Minimum building separation – 20 feet (between windowless end wall and face/rear of another structure).

A.3. Duplex

1. Minimum width – 15 feet.
2. Minimum lot area – 1,500 square feet.
3. Maximum lot coverage – 50%.
4. Maximum height – 35 feet.
5. Minimum yard requirements:
 - o Front – 20 feet.
 - o Rear – 10 feet.
 - o Side – 0 feet.
 - o End Unit – 5 feet.

B. Ingress, Egress, and Circulation

1. **Parking:** The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The ratio shall be 2.0 parking spaces per unit; no visitor parking will be provided for townhomes or duplexes. Multi-family will have parking at no less than 1.3 spaces per unit.
2. **Vehicular Access:** Vehicular access to the property shall be via Acree (Thomas) Road, New Kings Road and Old Kings Road, substantially as shown by the site plan. The final location of said vehicular access points is subject to review and approval by the City's Traffic Engineer.
3. **Pedestrian Access:** Pedestrian access shall be provided as reflected in the Comprehensive Plan. Sidewalks shall be located on one or both sides of the road.

C. Recreation Facilities

1. The site shall comply with the requirements of the Zoning Code for recreation and open space.
2. Each residential component/community shall provide its own active and/or passive recreation facilities.
3. Provided at a ratio of 150 square feet per multi-family unit and 1 acre per 100 single-family units.

D. Accessory Uses/Structures

1. Shall not be located in required yards in a residential district unless:
 - o On double frontage lots, through lots and corner lots – can be located only in a required side yard.
 - o Detached accessory structures separated by not less than 5 feet may be located in the required side yard or rear yard but not less than 5 feet from the lot line.

2. Maximum height of accessory structure cannot exceed the primary structure height.

E. Signage

1. All signs shall meet the requirements set out in Part 13 Sign Regulations of the COJ's Ordinance Code except as modified below:
 - o Two (2) ground-illuminated double-sided monument entry signs, one (1) on each side of the entry drive, or one (1) ground-illuminated double-sided sign in a central median, not to exceed thirty-six (36) square feet in area and not to exceed twelve (12) feet in height.

F. Landscaping

1. The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

G. Utilities

All utilities and improvements, as well as other public works/engineering related issues, will be designed and constructed in accordance with the standards and specifications of the St. Johns River Water Management District. Water and sewage will be centrally provided.

1. Electricity will be provided by JEA.
2. Sanitary Sewer will be provided by JEA.
3. Water will be provided by JEA.

X. USES AND RESTRICTIONS – MEDIUM DENSITY RESIDENTIAL (MDR) USES

A. Permitted Uses

1. Single-family dwellings.
2. Multiple family dwellings.
3. Townhomes and duplexes.
4. Condominiums.
5. Housing for the elderly.
6. Family day care homes.
7. Foster care homes.
8. Community residential homes of six or fewer residents.
9. Essential services, including water, sewer, gas, telephone, radio, television and electric.
10. Churches, including a rectory or similar use.

11. Golf courses. *
12. Cellular telephone towers and radio towers. *
13. Parks, playgrounds and playfields or recreational or community structures.
14. Libraries, museums and community centers.
15. Country clubs. *

Subject to the design standards outlined in Part 4 of the Zoning Code.

XI. DESIGN GUIDELINES – MEDIUM DENSITY RESIDENTIAL (MDR) USES

A. Lot Requirements for Medium Density Residential (MDR)

A.1. Single Family Detached (RLD-50)

1. Minimum lot width – 50 feet.
2. Minimum lot area – 5,000 square feet.
3. Maximum lot coverage – 60%.
4. Minimum yard requirements:
 - Front – 20 feet. Unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street.
 - Rear – 10 feet.
 - Side – 5 feet.
 - Side Street – 15 feet.
5. Maximum height of structures – 35 feet.

A.1.2. Single Family Detached (RLD-40)

1. Minimum lot width – 40 feet.
2. Minimum lot area – 4,000 square feet.
3. Maximum lot coverage – 60%.
4. Minimum yard requirements:
 - Front – 20 feet.
 - Side – 3 feet.
 - Rear – 10 feet.
5. Maximum height of structures – 35 feet.

A.2. Multi-Family Buildings

Townhomes

1. Minimum width – 15 feet; 20 feet for end units.
2. Minimum lot area – 1,500 square feet.
3. Maximum lot coverage – 50%.

4. Minimum yard requirements:
 - Front – 20 feet.
 - Rear – 10 feet.
 - Side – 0 feet.
 - End Unit – 5 feet.
5. Maximum height of structures – 35 feet.
6. Minimum building separation – 20 feet (between windowless end wall and face/rear of another structure).

Duplex

1. Minimum width – 15 feet.
2. Minimum lot area – 1,500 square feet.
3. Maximum lot coverage – 50%.
4. Maximum height – 35 feet.
5. Minimum yard requirements:
 - Front – 20 feet.
 - Rear – 10 feet.
 - Side – 0 feet.
 - End Unit – 5 feet.

Apartments (RMD-D)

1. Minimum yard requirements:
 - Front – 20 feet.
 - Rear – 20 feet.
 - Side – 20 feet.
2. Maximum height of structures – 55 feet.
3. Not to exceed 20 units per acre for up to 900 multi-family residential units.

B. Ingress, Egress, and Circulation

1. **Parking:** The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The ratio shall be 2.0 parking spaces per unit; no visitor parking will be provided for townhomes or duplexes. Multi-family will have parking at no less than 1.3 spaces per unit.
2. **Vehicular Access:** Vehicular access to the property shall be via Thomas Road and Old Kings Road, substantially as shown by the site plan. The final location of said vehicular access points is subject to review and approval by the City's Traffic Engineer.
3. **Pedestrian Access:** Pedestrian access shall be provided as reflected in the Comprehensive Plan. Sidewalks shall be located on one or both sides of the road.

C. Recreation Facilities

1. The site shall comply with the requirements of the Zoning Code for recreation and open space.
2. Each residential component/community shall provide its own active and/or passive recreation facilities.
3. Provided at a ratio of 150 square feet per multi-family unit and 1 acre per 100 single-family units.

D. Accessory Uses/Structures

1. Shall not be located in required yards in a residential district unless:
 - o On double frontage lots, through lots and corner lots – can be located only in a required side yard.
 - o Detached accessory structures separated by not less than 5 feet may be located in the required side yard or rear yard but not less than 5 feet from the lot line.
2. Maximum height of accessory structure cannot exceed the primary structure height.

E. Signage

1. All signs shall meet the requirements set out in Part 13 Sign Regulations of the COJ's Ordinance Code except as modified below:
 - o Two (2) ground-illuminated double-sided monument entry signs, one (1) on each side of the entry drive, or one (1) ground-illuminated double-sided sign in a central median, not to exceed thirty-six (36) square feet in area and not to exceed twelve (12) feet in height.

F. Landscaping

1. The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

G. Utilities

All utilities and improvements, as well as other public works/engineering related issues, will be designed and constructed in accordance with the standards and specifications of the St. Johns River Water Management District. Water and sewage will be centrally provided.

1. Electricity will be provided by JEA.
2. Sanitary Sewer will be provided by JEA.
3. Water will be provided by JEA.

XII. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

XIII. 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 2040 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region.
- B. Is compatible with surrounding land uses which are similar uses or supporting uses.
- C. Allows for alternate use to meet market demand for housing.