

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 5, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-372**                                      **Application for: Philips Highway Mixed Use PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Condition**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 30, 2021.
2. The **revised** written description dated **June 30, 2021**.
3. The **revised** site plan dated **August 4, 2021**.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions: NONE**

**Planning Department conditions:**

1. The sale of liquor for off premises consumption is not a permitted use in the CN and CO primary zoning districts of the NC land use category and therefore, is not a use allowed in the NC land use category. This use should be removed from the PUD written description. More specifically, the following use of the PUD written description should be removed: "An establishment or facility which includes the retail sale and service of alcoholic beverages including liquor, beer or wine in sealed containers for off-premises consumption."

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

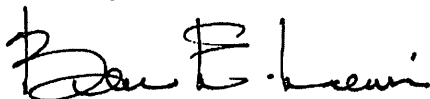
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

The applicant has submitted a revised written description which removed references to Off-Premises Consumption of Liquor. There is no need for the condition and the Planning Department recommended it be deleted.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

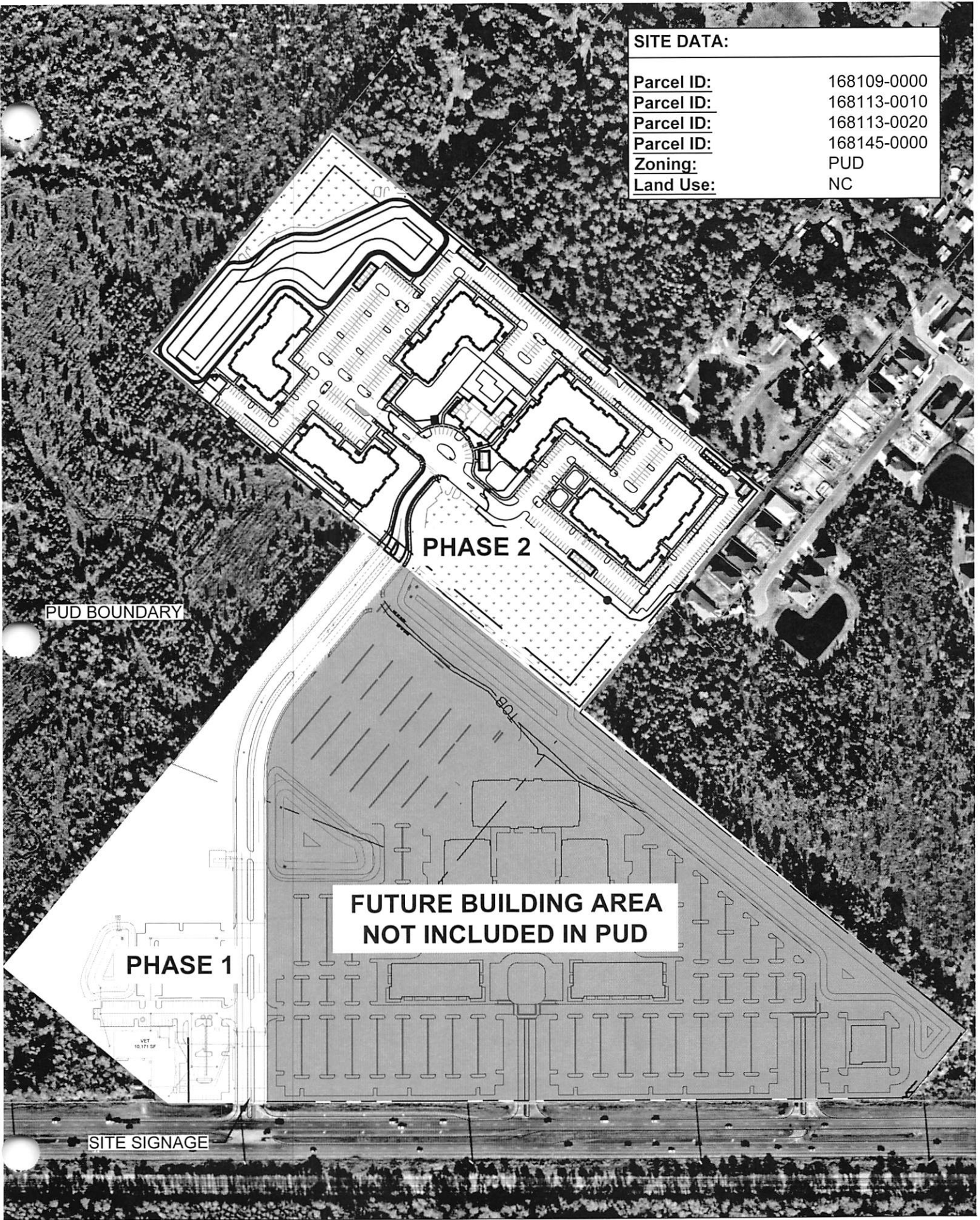
Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**SITE DATA:**

Parcel ID:	168109-0000
Parcel ID:	168113-0010
Parcel ID:	168113-0020
Parcel ID:	168145-0000
Zoning:	PUD
Land Use:	NC



PUD BOUNDARY

PHASE 2

**FUTURE BUILDING AREA  
NOT INCLUDED IN PUD**

PHASE 1

SITE SIGNAGE

**PHASE 2 SITE DATA:**

**Parcel ID:** 168109-0000  
**Parcel Area:** ~ 21.12 ac  
**Zoning:** PUD  
**Land Use:** NC

**Minimum Front Yard:** 20 Feet  
**Minimum Side Yard:** 35 Feet  
**Minimum Rear Yard:** 10 Feet

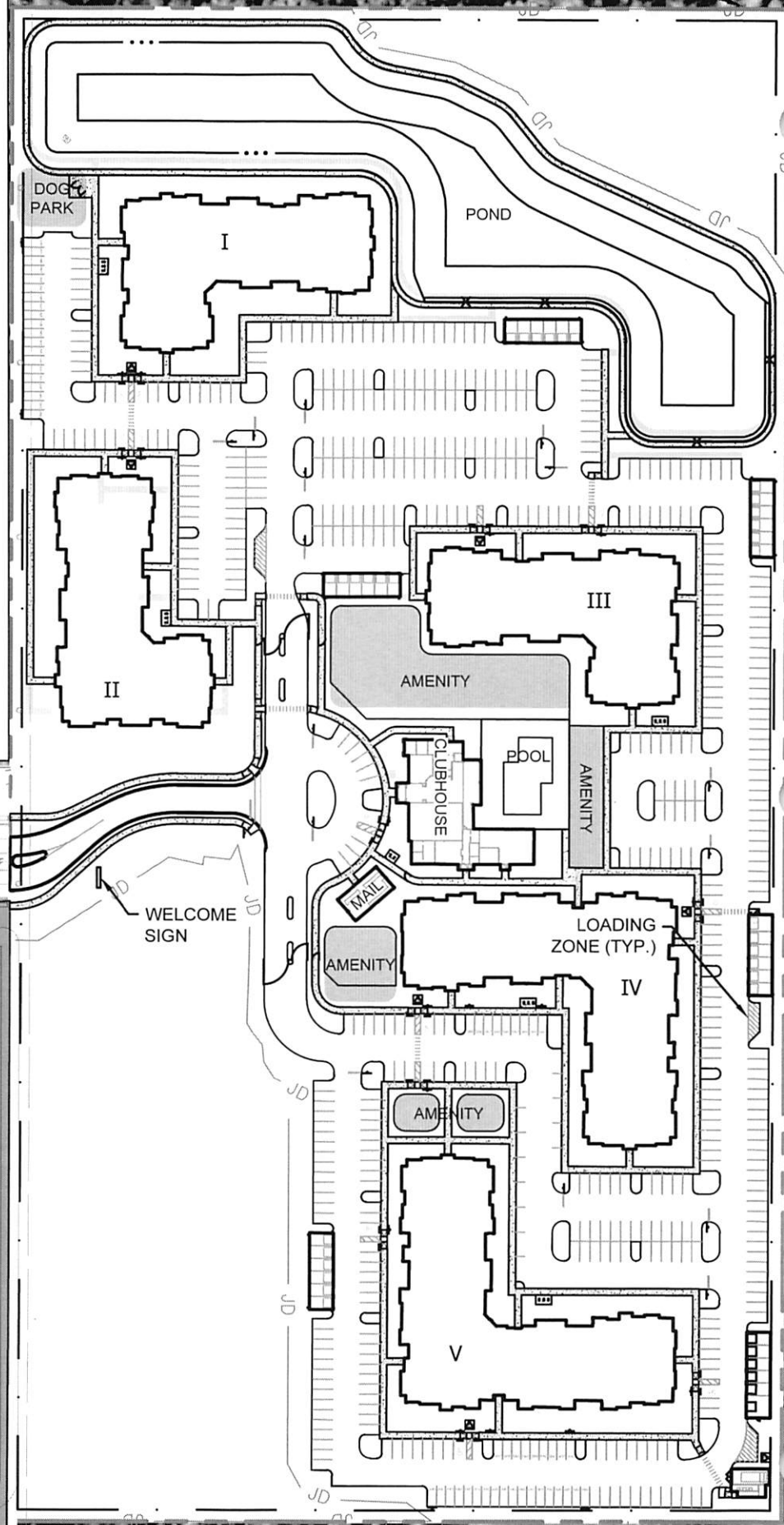
**Active Recreation Area:**

Required  
 150 sf x 360 Units = 54,000 sf  
 Provided  
**Amenity Area:** 26,840 sf  
**Sidewalk Area:** 45,130 sf  
**Total Amenity Area:** 71,970 sf

**Parking:**

Required  
**1.8 Spaces per unit (PUD)**  
 1.8 Spaces x 360 Units = 648 Spaces  
**ADA Spaces: 2% of total parking**  
 648 Spaces x 2% = 13 Spaces  
**Compact Spaces: 30% Max**  
**3 Loading Spaces (PUD) =** 3 Spaces  
**0.074 Bike Spaces per unit (PUD)**  
 0.074 Spaces x 360 Units = 27 Spaces  
 Provided  
**Standard Parking Spaces:** 549 Spaces  
 Parallel Spaces: 13 Spaces  
 Compact Spaces: 38 Spaces  
 Garage Spaces: 34 Spaces  
 Garage ADA Spaces: 1 Spaces  
**ADA Spaces:** 13 Spaces  
**Total Spaces:** 648 Spaces  
 Loading Spaces: 3 Loading Spaces  
 Bicycle Parking: Will be Provided per PUD

PROPERTY BOUNDARY



**LEGEND**

- AMENITY AREA
- SIDEWALK AREA

**FUTURE BUILDING AREA NOT INCLUDED IN PUD**

**PHASE 1 SITE DATA:**

**Parcel ID:** 168113-0020  
**Parcel ID:** 168145-0000  
**Parcel ID:** 168113-0010  
**Parcel Area:** ~ 9.91 ac  
**Zoning:** PUD  
**Land Use:** NC

**Minimum Front Yard:** 0 Feet  
**Minimum Side Yard:** 0 Feet  
**Minimum Rear Yard:** 10 Feet

**Parking:**  
1 Space per 300 SF of GFA

**PHASE 2**

PROPERTY BOUNDARY

**FUTURE BUILDING  
AREA  
NOT INCLUDED IN PUD**

**PHASE 1**

POND

POND

VET  
10,171 SF

SITE SIGNAGE

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-372 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 5, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-372** to Planned Unit Development.

***Location:*** 14485 Philips Highway between Williamstown Drive and Well Creek Parkway

***Real Estate Number(s):*** 168113-0010, 168109-0000, 168113-0020, 168145-0000

***Current Zoning District(s):*** Planned Unit Development (PUD 2013-650)  
Planned Unit Development (PUD 2006-1152)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Neighborhood Commercial (NC)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Mark Shelton  
Kimley-Horn and Associates, Inc.  
12740 Gran Bay Parkway, Suite 2350  
Jacksonville, Florida 32258

***Owner:*** John Zehmer  
FRAPAG Power Bay, LLC  
174 West Comstock Avenue, Suite 200  
Winter Park, Florida 32789

***Staff Recommendation:*** **APPROVE with Condition**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-372 seeks to rezone approximately 31.0 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow for a maximum of 422 multi-family units on 21 acres and 60,000 square feet of commercial uses on 9.9 acres.

The proposed multi-family parcel is currently zoned PUD by Ordinance 2013-650-E and allows a maximum of 300,000 square feet of commercial uses.

The proposed commercial parcel is currently zoned PUD by ordinance 2006-1152-E, allows for neighborhood commercial uses, service establishments, business offices, and similar uses.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Neighborhood Commercial (NC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The request is to rezone the 31.00 acre area from PUD to PUD in order to allow for a mix of multi-family residential and neighborhood commercial uses on the property at 14485 Philips Highway. The project area is in the Neighborhood Commercial (NC) land use category and in both the Rural and Suburban Development Areas, as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The site is within Planning District 3 (Southeast), Council District 11 and located on Philips Highway, a major arterial roadway.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Objective 1.1** Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**Objective 3.1** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Neighborhood Commercial (NC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a mixed use development with 60,000 square feet of neighborhood commercial uses and 422 multi-family units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.



**(4) Internal compatibility**

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The site plan shows a typical layout for multi-family dwellings and commercial buildings, which maintains the streetscape.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows a required active recreation area for the multi-family development.
- The use of topography, physical environment and other natural features: The site plan has been developed taking into consideration the wetlands on the property.
- Traffic and pedestrian circulation patterns: The site plan shows a spine road from Philips Highway ending into a roundabout and the multi-family area. This provides for efficient vehicular movements.
- The use and variety of building setback lines, separations, and buffering: The site plan maintains typical separations from the individual buildings which creates a sustainable environment.
- Compatible relationship between land uses in a mixed use project: The commercial and multi-family uses are separated and not expected to create any adverse impacts.

**(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The written description indicates the maximum height for the multi-family buildings is 60 feet. Although this is taller than the Zoning Code allows, the PUD provides for a 60 feet setback where the multi-family abuts single family residential uses. This setback will provide privacy, to the abutting uses and not create any adverse impacts.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD (17-622	Residential subdivision under construction

		PUD (15-319	Residential subdivision under construction
	NC	CN	Undeveloped
South	LDR	PUD (17-559)	Residential subdivision under construction
East	AGR-iv	AGR	Single family dwellings
West	MU	PUD (05-183)	Philips Hwy / Bartram Park

***(6) Intensity of Development***

The proposed development is consistent with the Neighborhood Commercial (NC) functional land use category as a mixed use development of commercial and residential uses. The PUD is appropriate at this location because it will provide alternative housing options to those employed in the area.

- The availability and location of utility services and public facilities and services: JEA indicates there is sufficient capacity for the proposed development.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Philips Highway is an FDOT right of way. Any changes or improvements needed to Philips Highway shall be assessed, reviewed, and approved by FDOT. If the spine road is to be dedicated to the City of Jacksonville, the cross section shall match the Street Classification “Avenue” found in City of Jacksonville Standard Details Plate P-121 and shall meet all of the requirements for a new road found in the Land Development Procedures Manual and Chapter 654 of the City of Jacksonville Code of Ordinances.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space and recreation area and

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

The site will be developed in accordance with Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 5, 2021, the required Notice of Public Hearing sign was posted.

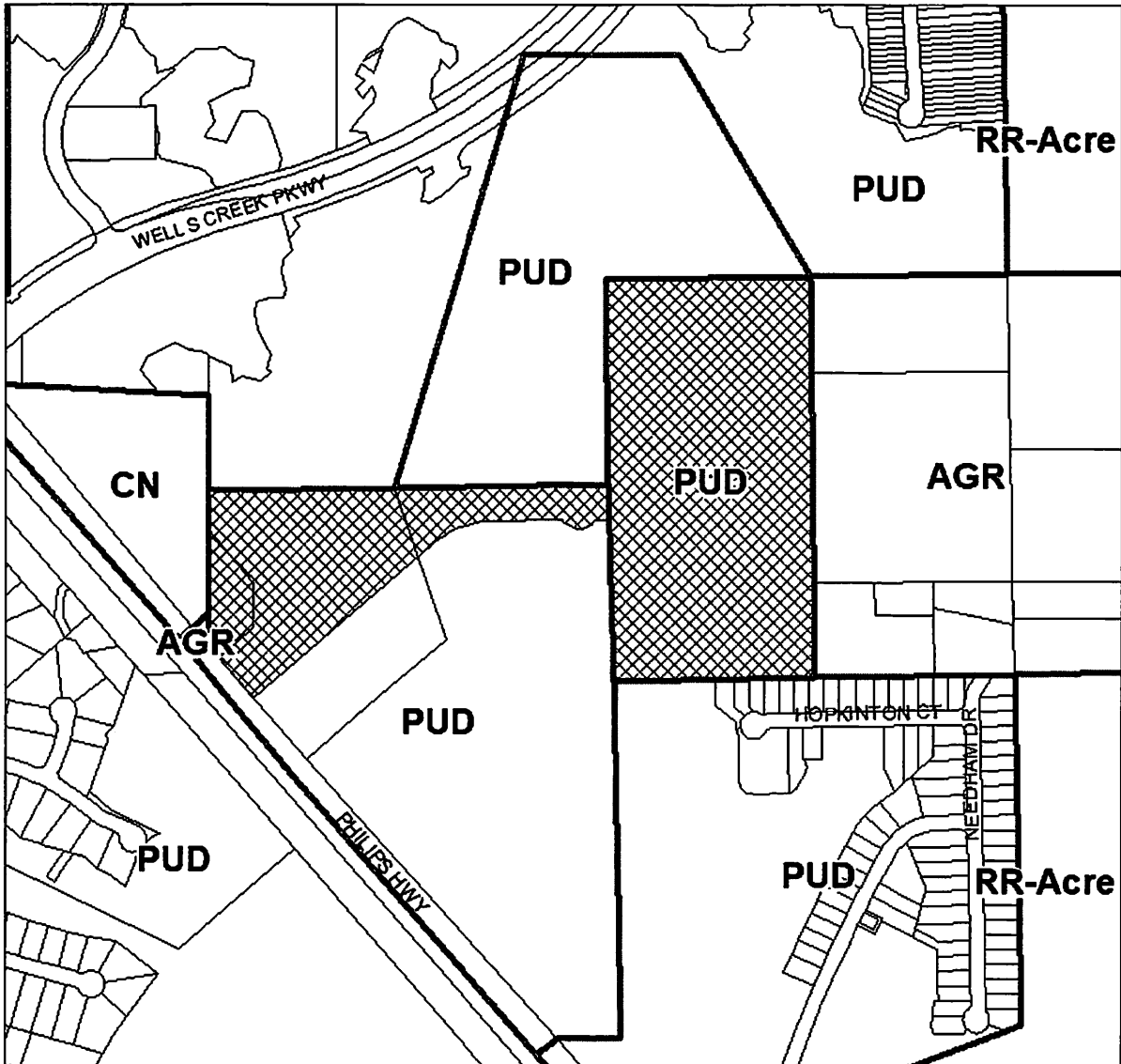
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-372 be **APPROVED with the following exhibits:**

1. The original legal description dated March 30, 2021.
2. The revised written description dated June 30, 2021.
3. The revised site plan dated July 7, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0372 be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

- 1.) **The sale of liquor for off premises consumption is not a permitted use in the CN and CO primary zoning districts of the NC land use category and therefore, is not a use allowed in the NC land use category. This use should be removed from the PUD written description. More specifically, the following use of the PUD written description should be removed: "An establishment or facility which includes the retail sale and service of alcoholic beverages including liquor, beer or wine in sealed containers for off-premises consumption."**



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b> 11</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0372</p>	<p><b>TRACKING NUMBER</b> T-2021-3434</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2021-0372 **Staff Sign-Off/Date** BEL / 06/08/2021  
**Filing Date** 06/16/2021 **Number of Signs to Post** 6  
**Hearing Dates:**  
**1st City Council** 08/10/2021 **Planning Commission** 08/05/2021  
**Land Use & Zoning** 08/17/2021 **2nd City Council** N/A  
**Neighborhood Association** BARTRAM SPRINGS HOA  
**Neighborhood Action Plan/Corridor Study** US 1 CORRIDOR STUDY

### Application Info

**Tracking #** 3434 **Application Status** PENDING  
**Date Started** 03/19/2021 **Date Submitted** 03/22/2021

### General Information On Applicant

**Last Name** SHELTON **First Name** MARK **Middle Name** W  
**Company Name**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
**Mailing Address**  
 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
**City** JACKSONVILLE **State** FL **Zip Code** 32258  
**Phone** 9048283933 **Fax** 9043671692 **Email** MARK.SHELTON@KIMLEY-HORN.COM

### General Information On Owner(s)

#### Check to fill first Owner with Applicant Info

**Last Name** ZEHMER **First Name** JOHN **Middle Name**  
**Company/Trust Name**  
 FRAPAG POWER BAY, LLC  
**Mailing Address**  
 174 WEST COMSTOCK AVE, STE 200  
**City** WINTER PARK **State** FL **Zip Code** 32789  
**Phone** **Fax** **Email**

### Property Information

#### Previous Zoning Application Filed For Site?

**If Yes, State Application No(s)** 2006-1152, 2013-650

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 168113 0010	11	3	PUD	PUD
Map 168109 0000	11	3	PUD	PUD
Map 168113 0020	11	3	PUD	PUD
Map				

168145 0000 11 3 PUD PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

NC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 31.00

**Development Number**

**Proposed PUD Name** AVENTON PHILIPS HIGHWAY

**Justification For Rezoning Application**

THIS APPLICATION SEEKS THE APPROVAL OF A MIXED-USE DEVELOPMENT THAT WAS PREVIOUSLY PART OF TWO PLANNED UNIT DEVELOPMENTS (PUD'S) (2006-1152-E AND 2013-650-E). A SMALL PORTION OF LAND FROM THE 2006 PUD AND THE ENTIRE AREA WITHIN THE 2013 PUD WILL BE INCLUDED IN THIS NEW PUD REZONING. THE PUD WILL INCLUDE A MIX OF COMMERCIAL USES ALONG PHILIPS HIGHWAY AND A MAXIMUM 324-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT TOWARDS THE REAR OF THE PUD BOUNDARY. THE ACCESS DRIVEWAY FROM PHILIPS HIGHWAY WILL SERV

**Location Of Property**

**General Location**

PHILIPS HIGHWAY, SOUTH ON EAST SIDE, JUST NORTH OF COUNTY LINE

House #	Street Name, Type and Direction	Zip Code
14485	PHILIPS HWY	32256

**Between Streets**

WELLS CREEK PARKWAY and WILLIAMSTOWN DRIVE

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**31.00 Acres @ \$10.00 /acre:** \$310.00
- 3) Plus Notification Costs Per Addressee**  
**23 Notifications @ \$7.00 /each:** \$161.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,740.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

## Legal Description

March 30, 2021

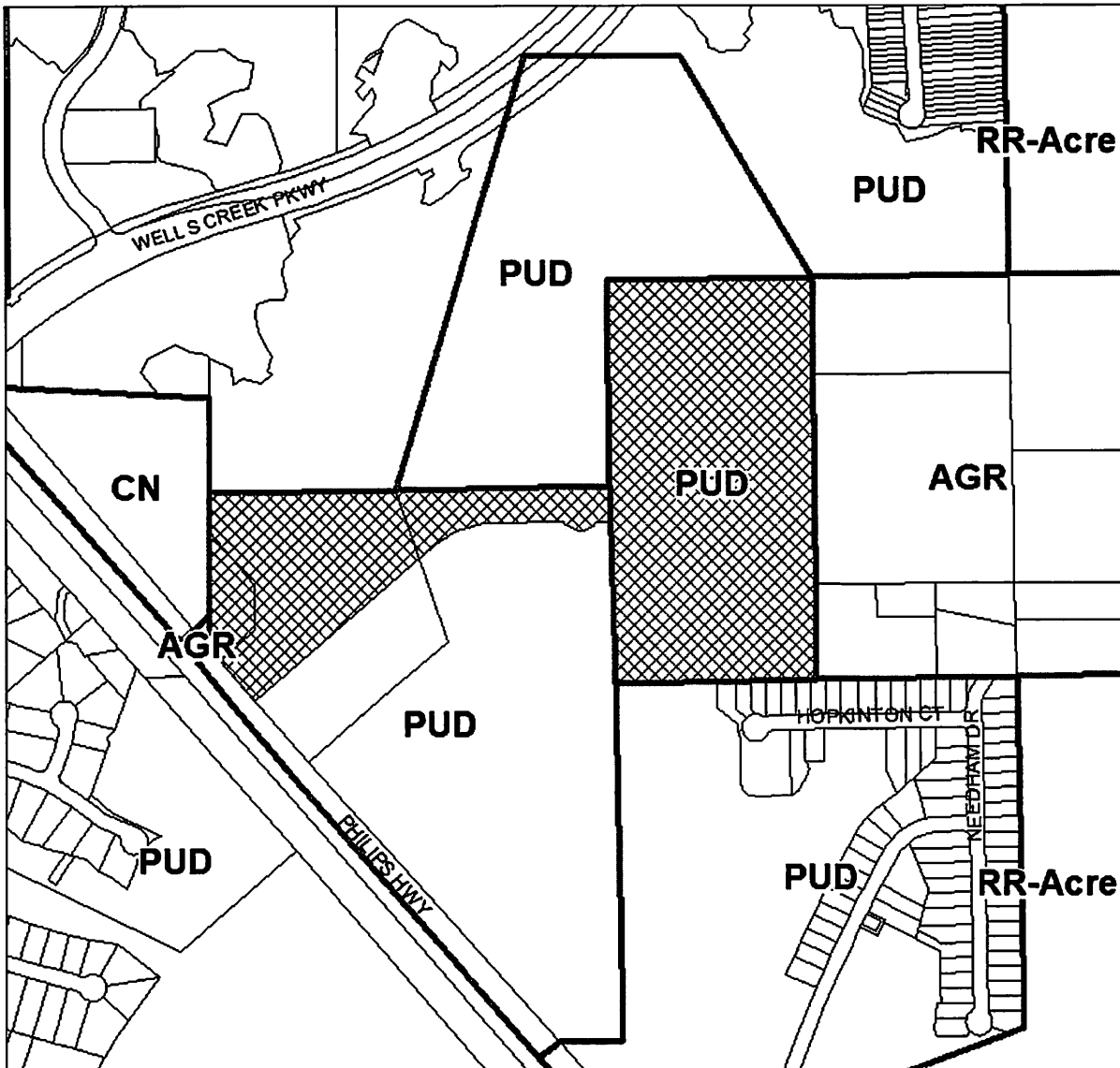
### PHASE 1

A PART OF SECTION 28 AND 33, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 88°48'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,346.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 AND TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, AND THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 9255, PAGE 667 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°59'36" WEST, ALONG THE SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 551.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'22" WEST, A DISTANCE OF 45.68 FEET TO A POIN ON A CURVE CONCAVE NORTH HAVING A RADIUS OF 70.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.76 FEET TO A POINT, MAKING A CENTRAL ANGLE OF 110°18'01", BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 88°49'22" WEST, 114.89 FEET; THENCE SOUTH 88°49'22" WEST, A DISTANCE OF 235.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.46 FEET TO THE POINT OF TANGENCY, MAKING A CENTRAL ANGLE OF 39°49'22", BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 68°54'41" WEST, 211.15 FEET; THENCE SOUTH 49°00'00" WEST, A DISTANCE OF 780.83 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY, U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 41°00'00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 235.85 FEET TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5078, PAGE 172 OF SAID PUBLIC RECORDS; THENCE NORTH 00°50'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 509.33 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 88°49'22" EAST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 1343.69 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°59'36" EAST, ALONG THE LAST SAID EAST LINE, A DISTANCE OF 118.50 FEET TO THE POINT OF BEGINNING.



## PHASE 2

A PART OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 88°48'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 686.30 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9255, PAGE 667; THENCE NORTH 00°59'36" WEST, ALONG THE SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1341.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, THENCE NORTH 88°54'19" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 686.17 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2512, PAGE 924 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°59'56" EAST, ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2512, PAGE 924, OFFICIAL RECORDS VOLUME 8356, PAGE 175 AND OFFICIAL RECORDS VOLUME 10918, PAGE 618, A DISTANCE OF 1340.00 FEET TO THE POINT OF BEGINNING.

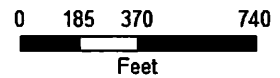
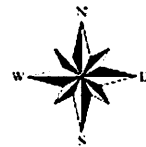
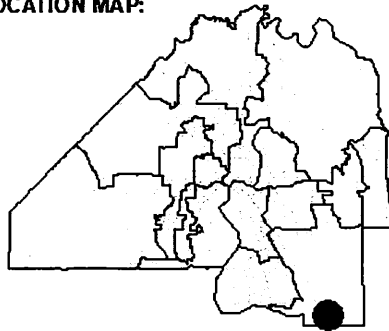


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2021-3434**

**EXHIBIT 2  
PAGE 1 OF 1**

## EXHIBIT D

### WRITTEN DESCRIPTION For Philips Highway Mixed-Use PUD June 0, 2021

#### I. PROJECT DESCRIPTION

A. This application seeks the approval of a mixed-use development that was previously part of two Planned Unit Developments (PUD's) (2006-1152-E and 2013-650-E). A small portion of land from the 2006 PUD and the entire area within the 2013 PUD will be included in this new PUD rezoning. The PUD will include a mix of commercial uses along Philips highway and a maximum of 20 units per acre (per the Comprehensive Plan) of multi-family residential development towards the rear of the PUD boundary. The access driveway from Philips Highway will serve as a "spine road" which will connect all uses within the new PUD area. Existing development on the property will not be subject to the development standards under this PUD that are more restrictive than those applicable at the time of development.

The existing land use category within the PUD boundary is Neighborhood Commercial (NC), which allows up to 20 units per acre and requires a commercial component within the development. The merging of the two PUD's is consistent with this 2030 Comprehensive Plan requirement. The proposed uses, restrictions and design criteria are most similar to the Commercial Community General – 1 (CCG-1) zoning district.

Project Team		
Developer	Engineer	Planning Team
Aventon Companies 174 West Comstock Ave, Ste 200 Winter Park, FL 32789	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category..... Neighborhood Commercial (NC)
- C. Current Zoning District ..... Planned Unit Development (PUD)
- D. Requested Land Use Category..... N/A
- E. Requested Zoning District..... Planned Unit Development (PUD)
- F. Real Estate Number(s) .....

168113-0010	168113-0020 (portion of)
168109-0000	168145-0000 (portion of)

**II. UANTITATIVE DATA**

**Phase 1 Commercial Area**

- A. Total Acreage ..... Approximately 9.9 acres
- B. Total number of dwelling units ..... N/A
- C. Total amount of non-residential floor area ..... Maximum 60,000 SF
- D. Total amount of recreation/open space ..... N/A
- E. Maximum amount of land coverage of all buildings.... 60 percent
- F. Total amount of impervious surface ..... Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction of this phase of the project has commenced and will be completed within twenty (20) years of the final approval date of this PUD.

**Phase 2 Multi-Family Residential Area**

- A. Total Acreage ..... Approximately 21.1 acres
- B. Total number of dwelling units ..... Maximum 20 units per acre
- C. Total amount of non-residential floor area ..... N/A
- D. Total amount of recreation/open space ..... Approximately 71,115 SF
- E. Maximum amount of land coverage of all buildings.... 50 percent
- F. Total amount of impervious surface ..... Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction of this residential portion of the project will commence within five (5) years and will be completed within ten (10) years of the final approval date of this PUD.

**III. STATEMENTS**

**A. How does the proposed PUD differ from the usual application of the Zoning Code**

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide a viable development of this site while meeting the intent of the existing Land Development Code (zoning code) and 2030 Comprehensive Plan. This PUD meets the intent of the regulations and also provides the flexibility needed to accomplish a successful mixed-use project. The proposed PUD differs from the usual application of the zoning code in that it binds the applicant and successors to the PUD Written Description and Site Plan. There are a few specific PUD Written Description and Site Plan development standards which deviate from the zoning code standards. However, these deviations are considered to benefit the overall project. The deviations from the zoning code standards are listed below:

- The applicant is requesting to deviate from the strict application of the City of Jacksonville's Zoning Code Section 656.604 that requires multi-family dwellings to provide a specific parking ratio per bedroom. Instead, this PUD proposes to use a standard parking ratio of 1.8 parking spaces per unit for the multi-family (or residential) portion of the project. The developer has experience with this type of multi-family product and market and uses the 1.8 ratio throughout their other multi-family developments. In addition, the Institute of

Transportation Engineers (ITE) 5<sup>th</sup> Edition of the Parking Generation Manual substantiates less than a 1.8 ratio for mid-rise multi-family in a suburban area.

- The multi-family residential portion of the project, per Section 656.605(c)(1), would require loading spaces at a ratio of one loading space per building. This PUD requests a reduction from 12 spaces to 3. This amount of loading spaces is sufficient for this type of suburban multi-family product.
- Due to the fact this project is located within a more suburban environment, it is not likely that many of the residents will require bike parking at a ratio of 0.125 spaces on-site per bedroom required per Section 656.608(2) therefore this PUD is requesting a reduction to 0.074 space per unit.
- The applicant is requesting one project street frontage sign along Phillips Highway measuring a maximum of 300 sf to account for the mixed-use nature of this PUD. The previous PUD permitted one 200 sf street frontage sign along this access point. Within this PUD, the street frontage along Phillips Highway measures approximately 230 linear feet. This amounts to a sign waiver from the maximum size of commercial signs found in Section 656.1303 of the Zoning Code.
- The applicant is requesting an increase in multi-family building height in Phase 2 from 45-feet to 60-feet to account for the multi-family product to be used on the subject parcel.
- Due to the nature of this mixed-use project, the applicant is requesting relief from internal uncomplementary buffer requirements as required in Section 656.1216 of the Zoning code.

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

All facilities on this site will be privately owned, operated and managed.

**IV. USES AND RESTRICTIONS**

**A. Permitted Uses:**

Phase 1

- Medical and dental or chiropractor offices and clinics (but not hospitals).
- Professional offices.
- Business offices.
- Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time if the gross floor area shall not exceed 4,000 square feet.
- Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shop (but not outdoor animal boarding kennels), musical instruments,

- television and radio • (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops (but not wholesale bakeries), drugs and similar products.
- Service establishments such as barber or beauty shops, shoe repair shops, restaurants (with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville zoning Code), interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry-cleaning pickup stations.
  - Banks (including drive-thru tellers) and financial institutions, travel agencies and similar uses.
  - Libraries, museums and community centers.
  - An establishment or facility which includes the retail sale and service of alcoholic beverages including liquor, beer or wine for on-premises consumption (including service in outdoor seating areas).
  - An establishment or facility which includes the retail sale and service of beer or wine in sealed containers for off-premises consumption.
  - An establishment or facility which includes the retail sale of alcoholic beverages including liquor, beer or wine for on-premises consumption, in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises (including service in outdoor seating areas).
  - Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
  - Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
  - Employment office (but not a day labor pool).
  - Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
  - Art galleries, dance, art, gymnastics, karate and martial arts, and music and photography studios.
  - Filling stations for gasoline, diesel fuel or gasohol meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
  - Drive-thru facilities in conjunction with a permitted or permissible use or structure
  - Multi-family residential vertically integrated with a permitted use on the ground floor.

#### Phase 2

- Medium Density Residential Uses as set forth in Section 656.306 of the City of Jacksonville's Zoning Code.

#### **B. Permitted Accessory Uses and Structures:**

- Permitted accessory uses and structures shall be those permitted in CCG-1 for Phase 1 and RMD-D for Phase 2, under the current City of Jacksonville Zoning Code.

#### **C. Limitations on permitted uses.**

All of the permitted uses in this PUD are subject to the following limitations unless otherwise provided for:

- Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space in Phase 1 shall be devoted to storage.
- Dumpsters, propane tanks and similar appurtenances must be screened from any public roadways by landscaping or opaque fencing that is aesthetically compatible with other structures located, or to be located, on the Property.

**D. PUD Modifications**

All changes or deviations from the uses, restrictions and development guidelines in this PUD will be in accordance with Section 656.340 of the Zoning Code.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

Phase 1 (Commercial Area)

1. Minimum width and area ..... None
2. Maximum lot coverage by all buildings and structures space ..... None. Maximum impervious surface is 85%
3. Minimum yard requirements for all new buildings and structures
  - a) Front — 0 feet
  - b) Side — 0 feet
  - c) Rear —10 feet
4. Maximum height of structures .... 60 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.

Phase 2 (Multi-Family Residential Area)

1. Minimum width and area ..... None
2. Maximum lot coverage by all buildings and structures space ..... 50 percent. Maximum impervious surface is 85%
3. Minimum yard requirements for all new buildings and structures
  - a) Front — 20 feet
  - b) Side — 35 feet
  - c) Rear —10 feet
4. Maximum height of structures .... 60 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. Any structure over 50 feet in height shall be at least 60 feet setback from the north, east, and south property lines.

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

1. Parking Requirements.

The uses permitted in this PUD would offer services at different hours and days of the week. Therefore, the provided parking spaces would be shared among the uses. As a result, the number of parking spaces does not have to meet the conventional parking requirements in order to provide sufficient parking for the patrons of each use. The PUD will encourage pedestrian and/or bicycle access to and from the Property and the planned and proposed developments on adjacent sites. As such, the minimum number of parking spaces will be provided in the aggregate as follows:

<b>Vehicle Parking</b>	
Non-Residential Uses*	One (1) space for each 300 square feet of non-storage floor space
Multi-Family Residential	1.8 spaces per unit (3 loading spaces total)

<b>Bicycle Parking</b>	
Non-Residential Uses	Shall follow the City of Jacksonville's Zoning Code
Multi-Family Residential	A ratio of .074

Note: Parking may be shared with the adjacent commercial development to the south (PUD-2006-1152-E) to satisfy the minimum parking requirements. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

2. Vehicular Access.

- a) Vehicular access to the Property will be via a "spine road" from Philips Highway (US 1) as shown in the Site Plan. As such, the access points will provide interconnectivity between the uses within the subject PUD so as to provide the most efficient traffic circulation. The spine road will also serve as a connection to the adjoining Phase III FRAPAG Parcel (PUD 2006-1152-E). The final location of all access points is subject to the review and approval of the City of Jacksonville Planning and Development Department and Traffic Engineer.
- b) Within the Property, internal access shall be provided by easements for ingress and egress over the spine road, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3. Pedestrian Access.

The project will be developed with an internal sidewalk system, as required. Pedestrian access shall be provided by sidewalks as applicable under the City of Jacksonville's 2030 Comprehensive Plan, Land Development Procedures Manual and Ordinance Code. External sidewalks will be provided as required.

**C. Signage:**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a



distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all sites, common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries, lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be double-sided and internally or externally illuminated.

1. Phase 1 area:

One (1) project identity monument sign (double-sided) will be permitted on Phillips Highway. The project identity monument signs will meet the requirements set forth in the Sign Guidelines below. This sign will be shared with the multi-family development within Phase 2.

Up to four (4) individual building monument signs (double-sided) will be permitted along the north side of the project spine road. The building monument signs will meet the requirements set forth in the Sign Guidelines below.

All other signage requirements shall meet the CCG subsection of Part 13 of the Zoning Code in place at the time of PUD approval.

2. Phase 2 area:

Advertising display area for this Phase may be located on the Phase 1 project identity monument sign to be located on Phillips Highway. In addition, one (1) double-sided identity monument entrance sign may be erected within the Phase 2 boundary.

All other signage requirements shall meet the RMD subsection of Part 13 of the Zoning Code in place at the time of PUD approval.

**Sign Guidelines**

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	Min Dist Btwn Signs (ft.)
Phase 1 & Phase 2 Project Identity Monument Sign on Phillips Highway	On Phillips Highway	1	300	16	200
Phase 1 Individual Building Monument Signs	Within Phase 1 area	Up to 4	30	6	50
Phase 2 double-sided identity monument entrance sign	Within Phase 2 area	1	24	10	N/A

**D. Landscaping:**

Except as otherwise provided, the Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code. Notwithstanding the provisions of Part 12 of the City of Jacksonville Zoning Code, the location of the project landscaping may vary from the strict requirements of such Part and be located to alternative placements to provide for improved site design and function. There will be no landscape requirements for and within the spine road and no

durable opaque screen shall be required between the spine road and the adjoining parcels. The final landscape plan shall be subject to the review and approval of the Planning and Development Department. Further, an uncomplementary land use buffer will not be required between residential and non-residential uses within this PUD or between the non-residential uses in the adjoining PUD (2006-152-E) and the residential uses in this PUD.

**E. Recreation and Open Space:**

The project will meet the active recreation requirements of the City of Jacksonville's 2030 Comprehensive Plan as well as a minimum of 15% of the total PUD area will remain open space.

**F. Utilities:**

Water, Sanitary Sewer and Electric will all be provided by Jacksonville Electric Authority (JEA).

**G. Wetlands:**

The PUD will be developed as shown on the site plan and all impacted wetlands will be permitted through the St. Johns River Water Management District (SJRMWD).

**H. Stormwater:**

The development of this site will include retention and stormwater systems that will require St Johns River Water Management District permitting.

**VI. DEVELOPMENT PLAN APPROVAL**

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

**VII. 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 2030 Comprehensive Plan and Land Use Regulations (Chapter 656 Ordinance Code). The proposed project will be beneficial to the surrounding community.

**A. Is more efficient than would be possible through strict application of the Zoning Code**

*The project is an ideal mix of commercial, office, and multi-family residential. A mixed-use project is an efficient way to develop land especially in a suburban area such as this. With the mix of uses as proposed, the residents will be able to live and work in the same area without adding unnecessary trips to the surrounding roads. A PUD is necessary for mixed use projects in that the Zoning Code was written with the consideration that the proposed uses would be separate and therefore independent of each other and their infrastructure. This project will*

*provide much needed commercial services and residential options to this growing transition area between Duval and St Johns County.*

**B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area**

*The PUD boundary is located within the Neighborhood Commercial (NC) land use category. The commercial portion of the project is located within the Rural Area of NC and the multi-family portion is located within the Suburban Area of NC. The intent of the Neighborhood Commercial land use category is to "provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods." This mixed-use project includes commercial, office, and residential which meets the intent of this land use category.*

**C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.**

*The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:*

**FLUE Policy 1.1. :**

The amount of land designated for future development should provide for a balance of uses that:

- i. Fosters vibrant, viable communities and economic development opportunities;
- ii. Addresses outdated development patterns;
- iii. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

*The proposed development will meet this policy by adding a mix of residential, commercial, and office uses within a growing area. This project will provide a maximum of 20 residential units per acre to coincide with the planned commercial, office, and retail uses, which will help encourage further redevelopment and economic opportunities in the area.*

**FLUE Policy 1.1.12:**

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

*This PUD will meet the intent of this policy of the 2030 Comprehensive Plan. The innovative mixed-use design of the site ensures the interconnection of all uses within the project. In addition, this mixed-use project will reduce off site traffic trips due to the inherent nature of internal capture.*

**FLUE Policy 1.1.1 :**

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the

overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

*The proposed project is a mixed-use project within a growing area that is in need of residential, commercial, and office uses. This project meets the intent of the NC land use category by providing services (commercial and office) for the residential uses.*

**FLUE Policy 1.1.2 :**

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;
- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

*This project includes a mix of uses which will ensure internal capture with the interconnection of both PUDs and provides a sense of place to this growing community as a whole. The features of this PUD meet the intent of this policy.*

**FLUE Objective . :**

Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

*The proposed project is a true mixed-use redevelopment that will encourage the live, work, and play concept that ensures compact and smart growth principles.*

**Transportation Element Policy 2. .9:**

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

*The proposed project is a mixed-use redevelopment that will provide internal capture and therefore reduce external trip generation.*

**D. The project will have internal and external compatibility.**

*All proposed uses within the subject PUD will be compatible internally as well as externally. The project will contain uses such as commercial, office, and residential which will continue to be similar and compatible with the surrounding uses along Philips Highway. Further, the project will include internal sidewalks between uses that will also connect to the existing external sidewalk system. As such, the project design will be pedestrian friendly throughout the site thereby enhancing compatibility.*

*The residential, commercial and retail nature of the proposed project helps create a mixed-use compact development for the residential, office, and other commercial users in the immediate area. There are limited retail and commercial options for the people who work and live in the area. This project will help fill that need.*

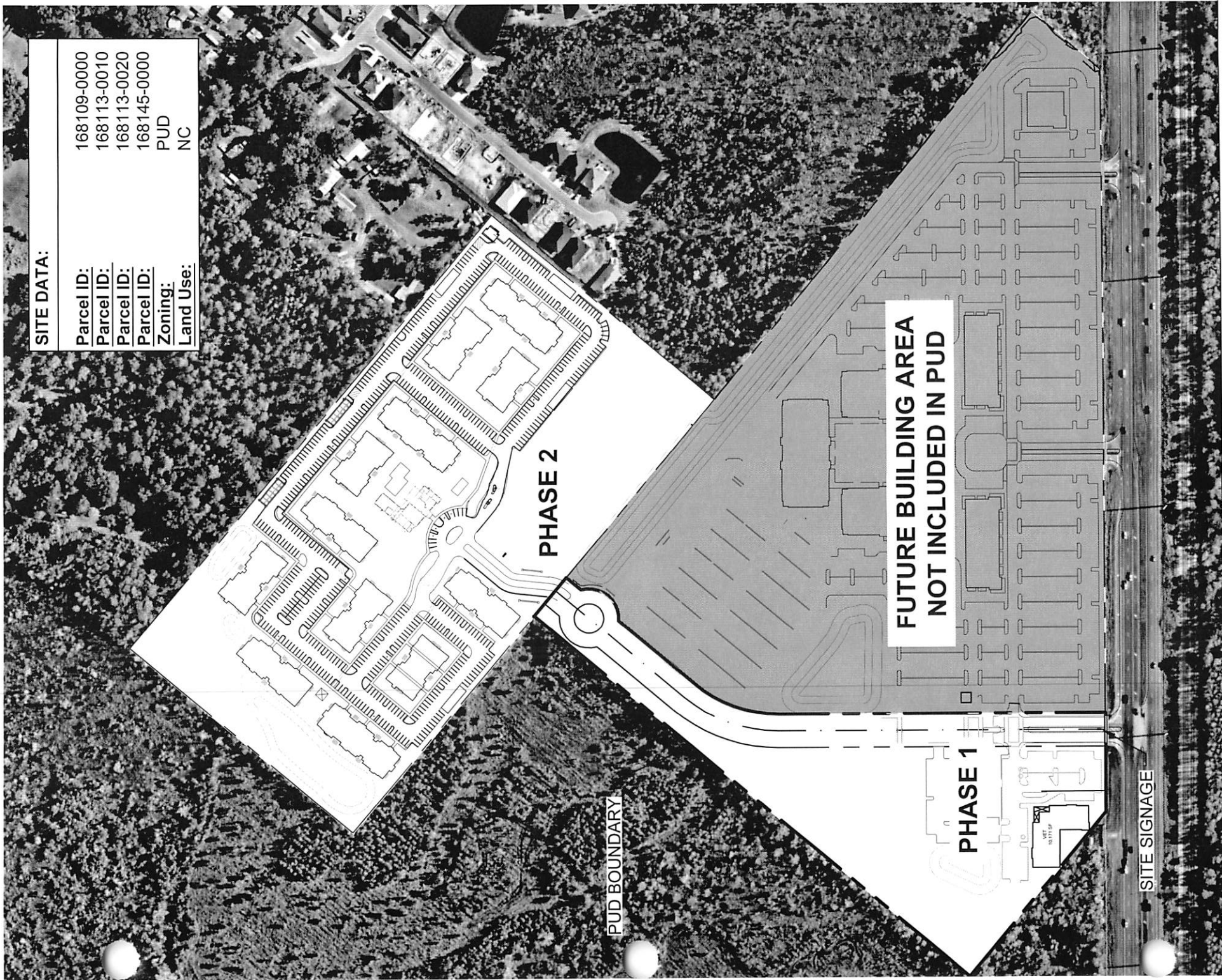
LAND USE TABLE

Total Gross Acreage	31.0	100%
Phase 1/Western Parcel Gross Acreage	9.9	31.9%
Phase 2/Eastern Parcel Gross Acreage	21.1	68.1%
Amount of Each Different Land Use by Acreage		
Overall: Commercial, Office, and Multiple-Family Residential	31.0	100%
Phase 1 — CCG-1 uses	9.9	31.9%
Phase 2 — Multiple-Family Residential	21.1	68.1%
Total Number of Multifamily Dwelling Units (Phase 2 only)	Maximum 20 units/acre	N/A
Total Amount of Active Recreation and/or Open Space	150 sq. feet per 1 d.u.	N/A
Total Amount of Passive Open Space—including wetlands		
Amount of Public and Private Right-of-Way	0 Acres	0%

**EXHIBIT E**  
**SITE PLAN**

**SITE DATA:**

Parcel ID: 168109-0000  
Parcel ID: 168113-0010  
Parcel ID: 168113-0020  
Parcel ID: 168145-0000  
Zoning: PUD  
Land Use: NC



**PHASE 2**

**FUTURE BUILDING AREA  
NOT INCLUDED IN PUD**

**PHASE 1**

**PUD BOUNDARY**

**SITE SIGNAGE**

**PHASE 1 SITE DATA:**

**Parcel ID:** 168113-0020  
**Parcel ID:** 168145-0000  
**Parcel ID:** 168113-0010  
**Parcel Area:** ~ 9.91 ac  
**Zoning:** PUD  
**Land Use:** NC

**Minimum Front Yard:** 0 Feet  
**Minimum Side Yard:** 0 Feet  
**Minimum Rear Yard:** 10 Feet

**Parking:**  
1 Space per 300 SF of GFA

**PHASE 2**

PROPERTY BOUNDARY

POND

POND

VET  
10,171 SF

**FUTURE BUILDING  
AREA  
NOT INCLUDED IN PUD**

SITE SIGNAGE



**PHASE 2 SITE DATA:**

**Parcel ID:** 168109-0000  
**Parcel Area:** ~ 21.12 ac  
**Zoning:** PUD  
**Land Use:** NC

**Minimum Front Yard:** 20 Feet  
**Minimum Side Yard:** 10 Feet  
**Minimum Rear Yard:** 10 Feet

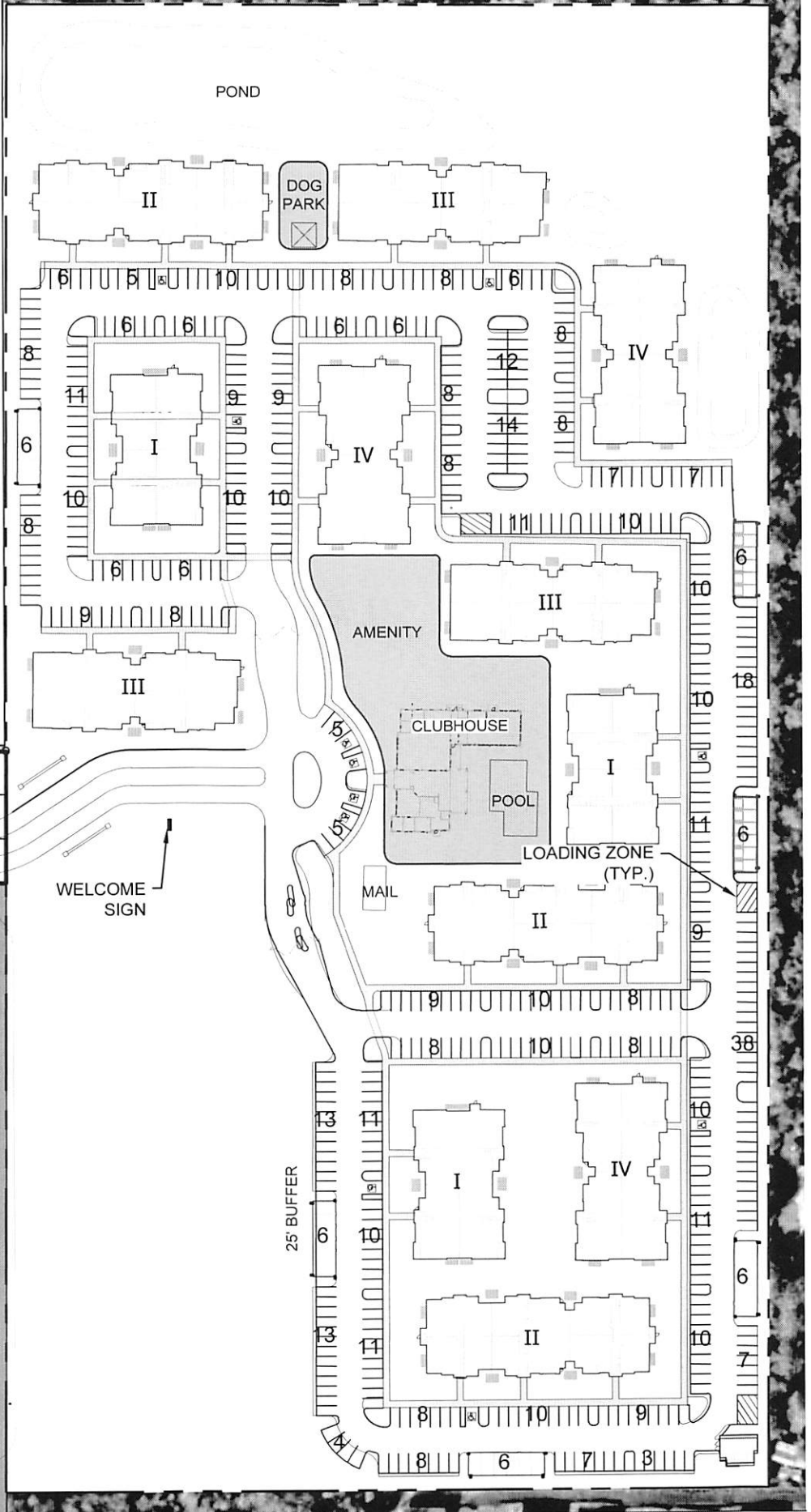
**Active Recreation Area:**

Required  
 150 sf x 324 Units = 48,600 sf  
 Provided  
 Amenity Area: 42,915 sf  
 Sidewalk Area: 28,200 sf  
**Total Amenity Area: 71,115 sf**

**Parking:**

Required  
**1.8 Spaces per unit (PUD)**  
 1.8 Spaces x 324 Units = 583 Spaces  
**ADA Spaces: 2% of total parking**  
 601 Spaces x 2% = 12 Spaces  
**Compact Spaces: 30% Max**  
**3 Loading Spaces (PUD) = 3 Spaces**  
**0.074 Bike Spaces per unit (PUD)**  
 0.074 Spaces x 324 Units = 24 Spaces  
 Provided  
 Standard Parking Spaces: 556 Spaces  
 Garage Spaces: 36 Spaces  
 ADA Spaces: 12 Spaces  
 Compact: 0 Spaces  
 Loading Spaces: 3 Loading Spaces  
 Bicycle Parking: Will be Provided per PUD  
**Total Spaces: 604 Spaces**

PROPERTY BOUNDARY



**LEGEND**

- AMENITY AREA
- SIDEWALK AREA

**FUTURE BUILDING  
 AREA  
 NOT INCLUDED IN PUD**

**EXHIBIT F**  
**LAND USE TABLE**

**LAND USE TABLE**

<b>Total Gross Acreage</b>	<b>31.0</b>	<b>100%</b>
Phase 1/Western Parcel Gross Acreage	9.9	31.9%
Phase 2/Eastern Parcel Gross Acreage	21.1	68.1%
<b>Amount of Each Different Land Use by Acreage</b>		
<b>Overall: Commercial, Office, and Multiple-Family Residential</b>	<b>31.0</b>	<b>100%</b>
Phase 1 — CCG-1 uses	9.9	31.9%
Phase 2 — Multiple-Family Residential	21.1	68.1%
<b>Total Number of Multifamily Dwelling Units (Phase 2 only)</b>	<b>Maximum 324 apartments</b>	<b>N/A</b>
<b>Total Amount of Active Recreation and/or Open Space</b>	<b>150 sq. feet per 1 d.u.</b>	<b>N/A</b>
<b>Total Amount of Passive Open Space—including wetlands</b>		
<b>Amount of Public and Private Right-of-Way</b>	<b>0 Acres</b>	<b>0%</b>