

## Hyatt Road PUD

December 29, 2021

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 106264-0000 & 106270-0000 & 106266-0000 & 106265-0010 & 106265-0030 & 106271-0000 & 106269-0010
- B. Current Land Use Designation: LI
- C. Current Zoning District: IL
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: RPI

### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Corner Lot Development Group, LLC (the “Applicant”) proposes to rezone approximately 11.04 acres of property along Hyatt Road from Industrial Light (“IL”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with a mix of multi-family and commercial uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan dated October 4, 2021 (the “Site Plan”), which is attached as **Exhibit “4”** to this ordinance.

The Property currently contains a few residential homes, but it is largely undeveloped. The redevelopment of the Property with multi-family and commercial uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area. Furthermore, the proposed development will provide housing and services for new employment centers in the area, including the VA Medical Center under development across Hyatt Road.

The Property lies within the Light Industrial (“LI”) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Residential Professional Institutional (“RPI”), together with extending the Urban Development Area to include the Property (the “Companion Amendment”). Surrounding land use designations, zoning districts, and existing uses are as detailed in Section III below.

### **III. SITE SPECIFICS**

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, LI	PUD	Vacant, Proposed Auto Laundry
East	CGC	CCG-2	Gas Station, Funeral Home, Vacant
North	BP, LDR, LI	IBP, RLD-60, IL	Warehousing/Industrial, Single family residential
West	CGC	PUD	Proposed VA Medical Center, Proposed Townhomes

### **IV. PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing RPI Urban Area uses pursuant to the Companion Amendment, residential uses, as described in Section IV.C below, shall not exceed ninety (90%) percent of the development and shall not exceed a maximum residential density of thirty (30) units per gross acre within the PUD (i.e., 11.04 acres, for a maximum of 298 units within the PUD).

#### **B. PUD Conceptual Site Plan and Parcels**

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections IV.C and D below, shall be permitted uses in the parcels as follows:

On the portion of the property designated as the “Multi-family Site” on the Site Plan (the “Residential Parcel”), Multi-family residential uses and related amenities, as described in Section IV.C below, shall be permitted. Such uses may include uses which are integrated horizontally or vertically (e.g., a “Townhome” with an apartment on the third story), and also may include associated shared parking.

On the portion of the property designated as the “Commercial Site” on the Site Plan (the “Commercial Parcel”), Retail/Commercial uses, as described in Section IV. D below, shall be permitted. The Retail/Commercial uses may include uses which are integrated horizontally or vertically, and also may include associated shared parking.

**C. Multi-family Residential**

a. *Permitted uses and structures.*

- i. Apartments (rental or condominium ownership).
- ii. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- iii. Leasing/sales/management offices, models, and similar uses.
- iv. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
- v. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- vi. Mail center.
- vii. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
- viii. Carwash (self) area for residents.
- ix. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- x. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- xi. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- xii. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
- xiii. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses.*

- i. *Minimum lot width*—None.

- ii. *Maximum gross density*—Thirty (30) units per acre, not to exceed ninety percent (90%) of the development.
  - iii. *Maximum lot coverage by all buildings*—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).
  - iv. *Minimum Setback of Principal Structures from Boundary of the Property*. Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
  - v. *Multiple-family dwellings on same lot*. A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
- c. *Townhome Lot Requirements*. In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Part 4 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.
- d. *Maximum height of structure*. Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

**D. Commercial/Retail**

- a. *Permitted uses and structures*.
1. Neighborhood retail sales and service establishments, limited to 50% of the site area and the ground floor.
  2. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.
  3. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
  4. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.

5. Establishments which include the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption or off premises consumption or both.
6. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises.
7. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.
8. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
9. Auto laundry.
10. Restaurants, including restaurants with on premises consumption of all alcohol, the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and drive-through and drive-up facilities.
11. Churches, including a rectory or similar use.
12. Indoor or outdoor retail and restaurant kiosks (static or mobile kiosks).
13. Banks, savings and loans, credit unions, mortgage brokers, stockbrokers, and other financial institutions and similar uses, including drive-through and drive-up facilities.
14. Stand-alone walk-up or drive-up ATMs and similar uses.
15. Veterinarians, animal hospitals and ancillary animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
16. Parking decks and parking garages.
17. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
18. Child and adult day care centers meeting the performance standards in Part 4 of the Zoning Code.
19. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
20. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
21. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.

22. Museums, art galleries, music studios, and theaters for stage performances, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.
23. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
24. Professional and business offices.
25. Medical uses, including:
  - (a) Medical, dental and chiropractic offices or clinics.
  - (b) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
  - (c) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.
  - (d) Hospice facilities and overnight-stay facilities for families and caregivers of patients.
26. Senior housing, including:
  - (a) nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses;
  - (b) independent living, assisted living, and memory care housing for the elderly; and
  - (c) skilled nursing facilities.
27. Public buildings and facilities per Section 656.350, Zoning Code.
28. Radio and television broadcasting studios and offices.
29. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
30. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.
31. Vocational, trade or business schools and similar uses.
32. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- b. *Permissible uses by exception.* Those uses permissible by exception in the CRO zoning district.
- c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Commercial/Retail use.*
  - i. *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
  - ii. *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).
  - iii. *Minimum yard requirements.*
    - (a) Front—None.
    - (b) Side—None; 10 feet if adjacent to a residential zoning district.
    - (c) Rear—10 feet.
  - iv. *Maximum height of structures.* Sixty feet.

**E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**F. Height Limitations**

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

## **V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

### **A. Access**

As shown on the Site Plan, access to the Property will be provided via access points located along Hyatt Road. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

### **B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

### **C. Recreation/Open Space**

Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

### **D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

The City's Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Residential Parcel and Commercial Parcel.

### **E. 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 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 that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the Residential Parcel may have signage on the Commercial Parcel's signs and uses, owners and/or tenants of the Commercial Parcel may have signage on the Residential Parcel's signs. All project identity and directional signs shall be

architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Residential Parcel

a. Project Identity Monument Signs on Hyatt Road.

A maximum of two (2) project identity monument signs will be permitted along Hyatt Road for the Residential Parcel, with up to one (1) sign at each entrance. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

b. Projecting and Wall Signs oriented toward Hyatt Road, Main Street and Max Leggett Parkway.

Wall and projecting signs oriented toward a public right-of-way, including Hyatt Road, Max Leggett Parkway and Main Street, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.

c. Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

d. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the

PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

2. Commercial Parcel

Signage for the Commercial Parcel shall be permitted in accordance with Part 13 of the Zoning Code for the CCG-1 zoning district. For purposes of clarification, a monument sign for the Commercial Parcel located at the intersection of Hyatt Road and Max Leggett Parkway may identify both uses, owners, and/or tenants from the Commercial Parcel and Residential Parcel, without regard to lot location, property ownership or frontage.

**Residential Parcel Sign Guidelines**

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Sign on Hyatt Rd.	On Hyatt Rd.	2	50	15
Projecting and Wall Signs oriented toward Hyatt Rd., Main St., and Max Leggett Pkwy Frontages	Hyatt Rd., Main St., and Max Leggett Pkwy Frontages		10% cumulative of sq ft of building/occupancy frontage	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Information Kiosks	Project Wide	4	4	
Temporary Signs	Project Wide		24	

**F. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

**G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate

rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

#### **H. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

Notwithstanding the foregoing, the maximum residential density of thirty (30) units per acre has been placed on the Property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

#### **I. Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

#### **J. Phasing**

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

#### **K. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Within any multifamily uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.

2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Residential Parcel.

3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multifamily development on the Residential Parcel.

**L. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**M. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**N. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on October 1, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes the concept of a carefully planned mixed-use development on an under-utilized property in a corridor that needs a catalyst development. This development will support infill development in the area and serve as a catalyst for future redevelopment. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment; and
- Creation of employment opportunities.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; and it includes variations from the parking

standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p><b>Industrial Light (IL) Zoning District</b></p> <p><i>(a) Permitted uses and structures.</i></p> <p>(1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>(2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p> <p>(3) Printing, publishing or similar establishments.</p> <p>(4) Business and professional offices.</p> <p>(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.</p> <p>(6) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.</p> <p>(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.</p> <p>(8) Vocational, technical, trade or industrial schools and similar uses.</p> <p>(9) Medical clinics.</p> <p>(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.</p> <p>(11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>(12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-</p>	<p><b><u>Multi-family Residential</u></b></p> <p><i>a. Permitted uses and structures.</i></p> <p>i. Apartments (rental or condominium ownership).</p> <p>ii. Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p> <p>iii. Leasing/sales/management offices, models, and similar uses.</p> <p>iv. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>v. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>vi. Mail center.</p> <p>vii. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>viii. Carwash (self) area for residents.</p> <p>ix. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>x. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>xi. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>xii. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>xiii. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p>	<p>To allow for residential and commercial development of the Property.</p>

	<p>foot fence or wall not less than 95 percent opaque.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(17) Banks, including drive-thru tellers.</p> <p>(18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) Retail sales of heavy machinery, farm equipment and building materials including outside display.</p> <p>(20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(21) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.</p> <p><b>(b) Permitted accessory uses.</b></p> <p>(1) See Section 656.403.</p> <p>(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.</p> <p><b>(c) Permissible uses by exception.</b></p> <p>(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:</p> <p>(i) Acid, chemical, fertilizer or insecticide manufacture or storage.</p> <p>(ii) Explosives manufacturing or storage.</p> <p>(iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.</p>	<p><b><u>Commercial</u></b></p> <p><b>a. Permitted uses and structures.</b></p> <ol style="list-style-type: none"> <li>1. Neighborhood retail sales and service establishments, limited to 50% of the site area and the ground floor.</li> <li>2. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.</li> <li>3. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</li> <li>4. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.</li> <li>5. Establishments which include the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption or off premises consumption or both.</li> <li>6. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises.</li> <li>7. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.</li> <li>8. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>9. Auto laundry.</li> </ol>	
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	<ul style="list-style-type: none"> <li>(iv) Paper and pulp manufacture.</li> <li>(v) Petroleum refining.</li> <li>(vi) Stockyards or feeding pens and livestock auctions.</li> <li>(vii) 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.</li> <li>(2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</li> <li>(3) Care centers meeting the performance standards and development criteria set forth in Part 4.</li> <li>(4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(5) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.</li> <li>(6) Retail sales including outside display.</li> <li>(7) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(8) Indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.</li> <li>(9) Manual car wash.</li> <li>(10) Fitness centers.</li> </ul>	<ul style="list-style-type: none"> <li>10. Restaurants, including restaurants with on premises consumption of all alcohol, the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and drive-through and drive-up facilities.</li> <li>11. Churches, including a rectory or similar use.</li> <li>12. Indoor or outdoor retail and restaurant kiosks (static or mobile kiosks).</li> <li>13. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.</li> <li>14. Stand-alone walk-up or drive-up ATMs and similar uses.</li> <li>15. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.</li> <li>16. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>17. Parking decks and parking garages.</li> <li>18. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.</li> <li>19. Child and adult day care centers meeting the performance standards in Part 4 of the Zoning Code.</li> <li>20. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>21. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>22. 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</li> </ul>	
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		<p>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.</p> <p>23. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>24. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.</p> <p>25. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.</p> <p>26. Museums, art galleries, music studios, and theaters for stage performances, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.</p> <p>27. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.</p> <p>28. Professional and business offices, buildings 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.</p> <p>29. Medical uses, including:</p> <p>(e) Medical, dental and chiropractic offices or clinics.</p> <p>(f) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.</p> <p>(g) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.</p>	
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		<p>(h) Hospice facilities and overnight-stay facilities for families and caregivers of patients.</p> <p>30. Senior housing, including:</p> <p>(d) nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses;</p> <p>(e) independent living, assisted living, and memory care housing for the elderly; and</p> <p>(f) skilled nursing facilities.</p> <p>31. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.</p> <p>32. Mortgage brokers, stockbrokers, and similar financial institutions.</p> <p>33. Public buildings and facilities.</p> <p>34. Radio and television broadcasting studios and offices.</p> <p>35. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>36. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.</p> <p>37. Vocational, trade or business schools and similar uses.</p> <p>38. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><b>b. Permissible uses by exception:</b> Those uses permissible by exception in the CRO zoning district.</p> <p><b><u>Accessory Uses and Structures</u></b></p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and</p>	
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		<p>these uses and structures are located on the same lot as a principal use within the development. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:</p> <ol style="list-style-type: none"> <li>1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</li> <li>2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.</li> </ol>	
<p><b>Lot Requirements</b></p>	<p><b>Industrial Light (IL) Zoning District</b></p> <p>(a) <i>Minimum lot requirements (width and area).</i> None.</p> <p>(b) <i>Maximum lot coverage by all buildings.</i> None. Impervious surface ratio as required by Section 654.129.</p> <p>(c) <i>Minimum yard requirements.</i> None.</p> <p>(d) <i>Maximum height of structures.</i> None.</p>	<p><b><u>Multi-family Residential</u></b></p> <p>a. <i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses.</i></p> <ol style="list-style-type: none"> <li>i. <i>Minimum lot width</i>—None.</li> <li>ii. <i>Maximum gross density</i>—Thirty (30) units per acre.</li> <li>iii. <i>Maximum lot coverage by all buildings</i>—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).</li> <li>iv. c. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</li> </ol> <p>d. <i>Townhome Lot Requirements:</i> In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Part 4 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.</p> <p>e. <i>Maximum height of structure.</i> Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.</p> <p>f. <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least</p>	<p>To allow for flexible interior site design.</p>

		<p>25 feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p><b><u>Commercial</u></b></p> <p>a. <i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Retail/Commercial use.</i></p> <p>i. <i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>ii. <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).</p> <p>iii. <i>Minimum yard requirements.</i></p> <p>(a) Front—None.</p> <p>(b) Side—None.</p> <p>(c) Rear—10 feet.</p> <p>iv. <i>Maximum height of structures.</i> Sixty feet.</p> <p><b><u>Height Limitations</u></b></p> <p>Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.</p>	
<p><b>Signage</b></p>	<p>(d) <b><i>Industrial zoning districts:</i></b> The allowable signs and the sign restrictions and requirements shall be the same as in CCG, CCBD and CR zoning districts.</p> <p>CCG</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of</p>	<p><b><u>Signage</u></b></p> <p>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 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 that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the Residential Parcel may have signage on the Commercial Parcel's signs and uses, owners and/or tenants of the Commercial Parcel may have signage on the Residential Parcel's signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

	<p>any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Residential Parcel</u></p> <p>a. Project Identity Monument Signs on Hyatt Road.</p> <p>A maximum of two (2) project identity monument signs will be permitted along Hyatt Road for the Residential Parcel, with up to one (1) sign at each entrance. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p>b. Projecting and Wall Signs oriented toward Hyatt Road, Main Street and Max Leggett Parkway.</p> <p>Wall and projecting signs oriented toward a public right-of-way, including Hyatt Road, Max Leggett Parkway and Main Street, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.</p> <p>c. Awning Signs.</p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>d. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on</p>	
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		<p>Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p> <p>2. <u>Commercial Parcel</u></p> <p>Signage for the Commercial Parcel shall be permitted in accordance with Part 13 of the Zoning Code for the CCG-1 zoning district. For purposes of clarification, a monument sign for the Commercial Parcel located at the intersection of Hyatt Road and Max Leggett Parkway may identify both uses, owners, and/or tenants from the Commercial Parcel and Residential Parcel, without regard to lot location, property ownership or frontage.</p>	
<b>Parking</b>	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <p>1. Within any multifamily uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.</p> <p>2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided “on-site” of each platted lot and instead may be provided “off-site” within the Residential Parcel.</p> <p>3. All loading areas will comply with Sections 656.605 of the Zoning Code;</p>	To provide for parking consistent with the marketplace.

		provided, however, that only two (2) loading spaces shall be required for multifamily development on the Residential Parcel.	
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
<b>Landscaping</b>	Part 12 of Zoning Code	Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.  The City's Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Residential Parcel and Commercial Parcel.	To allow for the mixed use development of the property.

**IX. NAMES OF DEVELOPMENT TEAM**

Developer: Corner Lot Development Group, LLC

Planner/Engineer: Kimley-Horn and Associates, Inc.

Architect: Dynamik Design

**X. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XI. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the RPI land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. 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.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

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.

FLUE Policy 1.1.18. 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.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land

within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:** See above.

**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.