

PUD Written Description

6916 103rd Street PUD

Revised December 18, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE ## 014426-0002 & 014426-0010
- B.** Current Land Use Designation: CGC
- C.** Current Zoning District: CCG-1, CCG-2
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY

A. Summary of Proposed Development

The Applicant proposes to rezone approximately 5.54 acres of property located near the southeast quadrant of the intersection of 103rd Street and Interstate 295 from Commercial Community/General-1 (“CCG-1”) and Commercial Community/General-2 (“CCG-2”) to Planned Unit Development (“PUD”). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district (the “PUD”) is being sought to provide for the development of the Property with a variety of commercial uses permitted in the Community/General Commercial (“CGC”) land use category. The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated November 18, 2025, and attached hereto as **Exhibit “4”** (the “Site Plan”).

The Property is currently vacant. The proposed development of the Property with commercial uses is consistent and compatible with the surrounding area. Given its location along a thriving commercial corridor with surrounding commercial and residential uses, development of the Property with the uses proposed herein would be appropriate to support the nearby community. The Property lies within the CGC land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the 2045 Comprehensive Plan.

Development of the Property will likely consist of the construction of a personal property storage facility on Parcel B and development of Parcel A is proposed to include medical uses.

B. Surrounding Land Uses

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Uses</u>
South	MDR	RMD-D	Apartments
East	MDR, CGC	RMD-D, CCG-2	Apartments, Law Office
North	CGC	PUD, CCG-2	Gas Station, Car Wash
West	CGC	CO, CCG-2	Vacant

III. DESCRIPTION OF PERMITTED USES

A. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation and signage, 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 parcel designations are solely for 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. In the event of an inconsistency between this Written Description and the Site Plan, the Written Description shall control.

B. Permitted Uses

1. *Parcels A & B: Permitted uses and structures.*

a) *Parcel A only:* Up to one hundred and ten (110) multi-family, townhouse or rowhouse residential dwelling units and related amenities, including, but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas and similar uses.

b) Commercial Retail Sales and Service Establishments.

- c) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- d) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4, as superseded by Section III.D below.
- e) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges and similar uses.
- f) Fruit, vegetable, poultry or fish markets.
- g) All types of professional and business offices.
- h) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- i) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- j) Hospital, medical, dental or chiropractic office or clinic, rehabilitation hospital or treatment center (inpatient or outpatient), free-standing emergency department, ambulatory care center, urgent care, blood donor/plasma centers, and/or similar uses and ancillary uses (e.g. pharmacy, ambulance parking, imaging and radiology, laboratory, etc.) with such uses allowed to operate 24 hours, 7 days a week.
- k) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at that time.
- l) Nursing homes, assisted living facilities, independent living facilities, memory care facilities, group care homes, housing for the elderly or orphans and similar uses.

- m) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- n) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- o) Private clubs.
- p) Churches, including a rectory or similar use.
- q) Personal property storage establishments meeting the performance standards and development criteria set forth Part 4, as superseded by Section III.E below.
- r) Art galleries, museums, community centers, dance, art or music studios.
- s) Vocational, trade or business schools and similar uses.
- t) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- u) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, including outside sale and service.
- v) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- w) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- x) Drive-thru facilities in conjunction with a permitted or permissible use or structure.

2. *Permissible uses by exception.* Those uses permitted by right and permissible by exception (and not otherwise listed herein as a permitted use) in the CCG-1 and CCG-2 zoning districts.

C. Lot and Yard Requirements

The PUD will not have traditional lot and yard requirements for each parcel within the PUD, whether currently existing or created in the future, or internal setbacks between parcels. The below requirements shall be applied to the entire PUD site as a whole from the overall Property boundaries, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.

1. *Minimum lot requirements (width and area).*
 - a) Width – None.
 - b) Area – None.
2. *Maximum lot coverage by all buildings and structures.* None. The *maximum impervious surface ratio* shall be that required for the CCG-1 zoning district (85%).
3. *Minimum yard requirements.*
 - a) Front – None.
 - b) Side – None. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.
 - c) Rear – Ten (10) feet.
 - d) Buffers, including landscaped buffers, and the uses allowed within the buffers as provided in this PUD are allowed within the PUD yards/setback.
4. *Maximum height of structures.*
 - a) Parcel A: 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.
 - b) Parcel B: Forty (40) feet.

D. Additional Performance Standards for Townhouses and Rowhouses

Additional performance standards for townhouses and rowhouses shall be as set forth in Section 656.414 of the Zoning Code.

E. Additional Performance Standards for Filing or Service Stations

Additional performance standards for filing stations or service stations are as follows:

- a. Due to the unique configuration of the Property, the landscaping, buffering and screening requirements set forth herein shall apply in lieu of the requirements of Section 656.401(k)(3).
- b. Out of an abundance of caution, Section 656.401(k)(4) shall not apply within the PUD. The unique configuration of the Property and the proposed development, as shown on the Site Plan, allows for sufficient distance and buffering between any proposed service bays and adjacent public rights of way and residential uses.
- c. The signage requirements set forth herein shall apply in lieu of the requirements of Section 656.401(k)(15).

F. Additional Performance Standards for Personal Property Storage

Additional performance standards for personal property storage facilities are as follows:

- a. There shall be no minimum or maximum size of each storage space in the PUD and Subsection 656.401(q)(1) shall not apply.
- b. There shall be no minimum lot size for Storage uses located on the Property and Subsection 656.401(q)(3) shall not apply.
- c. Due to the unique configuration of the Property, the minimum yard requirements set forth herein shall apply in lieu of the requirements of Section 656.401(q)(5).
- d. Due to the unique configuration of the Property, the landscaping, buffering and screening requirements set forth herein shall apply in lieu of the requirements of Section 656.401(q)(6).

G. Accessory Uses and Structures for All Parcels

Accessory uses and structures are allowed as permitted in this PUD and Section 656.403 of the Zoning Code. In addition, accessory uses and structures may be located within any required buffer.

H. 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.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as generally shown on the Site Plan via 103rd Street and 6870-1-103rd AP, the internal roadway for the adjacent Palm Trace Apartments. This PUD hereby waives the restriction in Section 656.408(b) of the Zoning Code related to cross-access and interconnectivity between commercially zoned properties and residentially zoned properties and any requirement for cross-access, interconnectivity or shared access in Section 654.115 of the Zoning Code. All necessary easements and agreements will be executed with the owner of the abutting parcel. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department consistent with this PUD. As well, the internal roads and access drives may be gated/fenced at the option of the owner of the respective parcel on which the gate/fence will be located.

The requirements in Section 654.115(b) relate to access distance and are only applicable to corner lots. The Property subject to this PUD is not a corner lot, as it only contains road frontage (private or public) on the northern boundary. Nonetheless, out of an abundance of caution, this PUD hereby deviates from the access requirements in 654.115(b) such that the access distance requirement is only applicable to the northernmost access along the eastern Property boundary from 6870-1-103rd AP, a private driveway, to the PUD and said distance shall be a minimum of eighty (80) feet from the outside through lane of 103rd Street.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

C. Recreation and Open Space

For multi-family, townhouse, and rowhouse residential uses within the PUD, active recreation/amenities shall be provided in compliance with the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

D. Landscaping/Landscaped Buffers

Landscaping and buffering shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted primarily to address the integrated mixed use design qualities of the PUD:

1. Landscaping standards shall be applied taking into consideration all proposed uses within the PUD and the entire PUD site as a whole. For individual uses or parcels, the owners of 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. Landscaping standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses or parcels.
2. The Zoning Code requires buffers for “uncomplimentary land uses and zones” in Sections 656.416 and 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no such buffers between such internal uses are required.
3. With the exception of the access points shown on the Site Plan, the entire perimeter of the PUD shall be subject to the following landscaping and buffering requirements:
 - a. A landscaped buffer strip with a minimum width of ten (10) feet, landscaped with shrubs, groundcovers, mulch and grass.
 - b. One tree for each twenty-five (25) linear feet of required buffer strip.

- c. A visual screen, which may be wood, wood composite, masonry wall, PVC fence, landscaping, earth mounds or any combination thereof. The visual screen shall provide a minimum of 85 percent opacity for that area between the finished grade level and six feet above such level. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years.
- d. The required buffers on the Property may include open space, utilities, any required yards/setbacks, stormwater retention ponds and facilities, drainage and conveyance swales, landscaping, landscape easements, signage, signage easements, access easements, driveways and roads, sidewalks, visual screening, wetlands and other conservation lands.
- e. These landscape and buffer requirements will replace or be in lieu of the buffer provision in Section 656.607(i) of the Zoning Code.

F. Signage

The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the uses, users, tenants and owners of each parcel within the PUD and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways within each respective parcel of the PUD. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. No sign within the PUD shall be considered an off-site sign. All signs shall be architecturally compatible with the other buildings and structures within each respective parcel of the PUD. Signs may be internally or externally illuminated as specified below. Monument signs shall not be subject to the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Signs on 103rd Street frontage.

A maximum of two (2) project identity monument signs are permitted along 103rd Street for the uses, users, tenants and owners within the PUD. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels within the PUD may be identified on these monument signs. Each of these monument signs will not exceed forty-five (45) feet in height. Combined, the two monument signs will not exceed four hundred (400) square feet (each side) in area. The two monument signs must be separated by a distance of one hundred and fifty (150) feet.

2. Project Identity Monument Signs on 6870-1-103rd AP frontage, the internal roadway for the adjacent Palm Trace Apartments.

A maximum of two (2) project identity monument signs are permitted along 6870-1-103rd AP primarily for the uses, users, tenants and owners within the PUD. These signs may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels within the PUD may be identified on these monument signs. Each of these monument signs will not exceed fifteen (15) feet in height and one hundred and fifty (150) square feet (each side) in area.

3. Projecting and Wall Signs oriented toward 103rd Street and 6870-1-103rd AP.

Wall and projecting signs oriented toward 103rd Street and 6870-1-103rd AP 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 103rd Street and 6870-1-103rd AP. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.

4. Under Canopy Signs.

Under canopy signs are permitted in the PUD. On Parcel A, two (2) under canopy signs, including on vehicular canopies and at vehicular entry points, per building not exceeding a maximum of twenty (20) square feet in area are permitted. The allowed square footage for an under canopy sign shall not be subtracted from any other allowable sign square footage, including wall signs.

5. Awning Signs.

Awning signs are permitted in the PUD. On Parcel A, two (2) awning signs, including on vehicular awnings and at vehicular entry points, per building not exceeding a maximum of twenty (20) square feet in area are permitted.

6. Other Signs.

Directional signs indicating major buildings, specific areas and various building entries are permitted. The design of these signs should reflect the character of the buildings and project identity signs within the PUD and may include the logo and name of the PUD identity, if any, the parcel identity, multiple uses, users, tenants and/or owners within the PUD. 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 ten (10) such signs will be permitted.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings within the PUD, they may 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 and projecting 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 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 parcel within the PUD shall be permitted on the Property.

To the extent that the signage regulations in this PUD differ from the signage regulations allowed for the CCG zoning districts in the Zoning Code, the more permissive regulations shall apply. Any modification to the PUD and/or applicable Zoning Code sign standards will be processed as an Administrative Modification.

F. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible within each parcel of the PUD, whether currently existing or created in the future, respectively.

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

On-site, temporary construction offices/trailers/model units/modular office buildings/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. 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 as set forth in this PUD or through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

I. Waivers

A waiver of minimum distance for on and off-premises consumption of alcohol, beer and/or wine, as detailed in Section 656.805 of the Zoning Code, is hereby granted. The Property is less than 1,500 feet from at least one church, located across Interstate 295 to the west of the PUD (Spanish Seventh Day Adventist located at 5545 Firestone Road, Jacksonville, FL 32244) and two schools, located on the eastern side of Interstate 295 (Kipp Jax Impact Academy located at 7000 103rd Street, Jacksonville, FL 32210) and across 103rd Street to the north (Oak Hill Academy located at 6910 Daughtry Blvd S, Jacksonville, FL 32210); however, the proposed alcoholic beverage uses are designed to be an integral part of a planned unit development and redevelopment of an underutilized site in an intensively commercial area; the PUD is within the thriving commercial corridor at the intersection of 103rd Street and Interstate 295; and the uses

will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that roadways, landscaping and several other businesses and properties are located in between the proposed site and the aforementioned church and schools.

Other nearby establishments with alcohol sale and/or service within a similar proximity to neighboring churches and schools include: Crafty Crab located at 6733 103rd Street #28, Jacksonville, FL 32210; Prime Liquors located at 6810 103rd Street, Jacksonville, FL 32210; Wal Mart Liquors located at 6767 103rd Street, Jacksonville, FL 32210; Randevou Caribbean Bar & Grill located at 7403 103rd Street, Jacksonville, FL 32210; Exxon located at 7206 103rd Street, Jacksonville, FL 32210; and The Liquor Store located at 7457 103rd Street, Jacksonville, FL 32210.

A waiver of minimum street frontage, as detailed in Sections 656.133 and 656.407 of the Zoning Code, is hereby granted for the parcels, whether currently existing or created in the future, within the PUD.

J. Phasing

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed. The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, a single phase by multiple developers, or in multiple phases by multiple developers.

K. Parking, Loading & Bicycle Requirements

Parking shall be provided within the PUD in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses or parcels, the owners of which may or may not own their sites in fee simple, required parking, including bicycle parking, 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 parking for all proposed uses. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.
2. A maximum of (twelve) 12 parking spaces shall be required for a personal property storage use on Parcel B, which shall include a total of two (2) ADA compliant parking spaces.
3. Parking for multi-family residential uses shall be provided at a rate of 1.35 spaces per dwelling unit.
4. Two (2) off-street, surface or garage parking spaces shall be provided for each townhouse or rowhouse unit. Guest parking shall not be required.

5. Parking for medical uses will be provided at a rate of 3 spaces per 1,000 square feet with no maximum amount of parking.
6. The number of loading spaces for non-residential uses shall conform with Section 656.605 of the Zoning Code. Loading space(s) for any medical use may serve multiple buildings/structures/areas and is not required to be accessible from the interior of the building it serves. For multi-family, townhouse or rowhouse uses, specified loading spaces shall not be provided, however, there will be sufficient drive aisle width and vehicular use area to allow for the loading and unloading of vehicles in close proximity to each building.
7. Bicycle rack(s) for at least seven (7) bicycles shall be required within the PUD. If Parcel A is developed with residential uses, the Developer may, at its option, provide additional bicycle parking spaces.
8. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking.
9. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.
10. Notwithstanding anything to the contrary in this PUD or the Zoning Code, including Section 656.401(o), parking within this PUD for any medical use shall be allowed with no limit on hours or other type of duration provided no overnight sleeping shall be allowed within any vehicle parked within the PUD. Any landscaping for parking related to medical uses will be consistent with this PUD notwithstanding any difference in the Zoning Code.
11. Ambulances and other similar vehicles associated with any medical use are permitted by right to park or locate anywhere within this PUD notwithstanding Section 656.411 of the Zoning Code.

L. Lighting

Lighting within the PUD shall be designed and arranged such that light shall be directed away from adjacent properties and toward/into the PUD.

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.

V. JUSTIFICATION FOR THE PUD REZONING

The proposed PUD will provide for the development of the Property with a variety of commercial uses permitted in the CGC land use category. The PUD will allow the Owner to maximize the potential of the Property in order to continue positive growth in this area and take advantage of an underutilized site in a prime location. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

VI. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successor(s) to this Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for signage tailored to the uses proposed in the PUD.
4. It provides for site-specific lot and yard requirements.
5. It includes variations from the parking and loading standards otherwise applicable to accommodate the design of this PUD and satisfy the actual needs of the proposed uses.
6. It provides for site-specific landscaping and buffering requirements.
7. It provides for site-specific performance standards and development criteria.
8. It provides for a waiver of minimum distance for on and off-premises consumption of alcohol.
9. It provides for a waiver of minimum street frontage for the parcels within the PUD.
10. It permits on-site, temporary construction offices/models unit/sales and leasing offices.
11. It allows any medical uses on the property to operate 24 hours a day, 7 days a week to provide healthcare for the surrounding community.
12. And it limits permitted uses on the property, as compared to those uses permitted in the CGC land use category.

VII. MISCELLANEOUS

A. Names of Development Team

- Owner: 6916 103rd St LLC
- Developer: Icon Real Estate Holdings, LLC
- Engineer: Almond Engineering, P.A.
- Landscape Architect: A & K Land Planning
- Agent/Applicant: Rogers Towers, P.A.

B. Land Use Table

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

C. Pre-Application Conference

A pre-application conference was held regarding this application on June 11, 2024.

VIII. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan

As described above, uses proposed herein are consistent with the Suburban development area and the CGC land use category of the 2045 Comprehensive Plan. Specific policies and objectives are listed below:

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 Objective 1.3

Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.

FLUE Policy 1.1.9

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, 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 1.1.24

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

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown;
6. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
7. Create walkable neighborhoods.

FLUE Policy 2.10.3

The Land Development Regulations and Code of Subdivision Regulations shall be amended to include urban development characteristics to ensure consistency with the intent of the land use categories and development areas. Development located within commercial categories, Business Park, and High Density Residential designations within the Urban Area and Urban Priority Area shall incorporate urban development characteristics.

FLUE Objective 3.2

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.2

The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.6

The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

FLUE Policy 3.2.14

The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).

FLUE Policy 3.2.27

Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.

B. Consistency with the Concurrency Management System

The PUD will comply with the Concurrency and Mobility Management System.

C. Internal Compatibility

The PUD provides for integrated design and compatible uses within the PUD. The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval by the City Traffic Engineer consistent with this PUD.

D. External Compatibility/Intensity of Development

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in intensity with the surrounding zoning districts and property uses.

E. Maintenance of Common Areas and Infrastructure

All common areas and infrastructure, including internal roadways and stormwater systems, among other things, will be maintained by the owner, a maintenance company and/or one or more owners' association(s).

F. Impact on Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.