

**PUD WRITTEN DESCRIPTION**

**DENNIS + IVES PUD**

**February 17, 2022**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.25 acres of property located at 1505, 1720, and 1802 Dennis Street (RE#s 076737 0000; 077741 0100; and 075459 0000) as more particularly described in Exhibit 1 (the “Property”) from IH and IL to PUD to facilitate redevelopment of the Property.

The Property is located in the Urban Priority Area within an Area of Industrial Situational Compatibility and is subject to a companion land use amendment to CGC. Applicant proposes a unique infill redevelopment project featuring a mix of complementary office, commercial, entertainment, recreational, residential and other uses that will create a truly pedestrian-oriented experience. The Dennis + Ives mixed-use village is intended to serve as a catalyst that expedites the changing nature of the area and draws in other commercial programming consistent with vision studies, neighborhood action planning, and projects already underway for the area. A memorandum detailing justification for the proposed change is provided with the land use amendment and rezoning applications.

The Property is located in the Mixon Town community just outside of the Downtown Overlay. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	HI	IH	Train tracks
East	CBD	CCBD	I-95/vacant/ warehouse/convention center
South	LI	IL	Servpro Cleanup & Restoration, Burger Roofing Co.
West	HI	IH, IL	Bellingham Marine Industries, All Metal Fab, Inc., outdoor storage/warehouse

- B. Project name: Dennis + Ives PUD.
- C. Project engineer: Almond Engineering, P.A.
- D. Project architect: Design Cooperative.
- E. Project developer: 95 Arch Partners, LLC.
- F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- G. Current land use designations: HI and LI.
- H. Current zoning districts: IH and IL.
- I. Requested land use designation: CGC.

J. Requested zoning district: PUD.

K. Real estate numbers: 076737 0000; 077741 0100; 075459 0000.

## II. QUANTITATIVE DATA

The project is intended to provide for a broad mix of uses developed over time which include office, commercial, entertainment, recreational, residential and such other complimentary uses as detailed herein. A conceptual site plan detailing the initial phases of the development scheme is filed herewith, and criteria for maximum unit count and square footage for future development within the PUD are set forth below. The final unit count or square footage and location for any given use will be determined as the project is developed, subject to the density and mixed-use regulations for the CGC land use category as set forth in the Comprehensive Plan.

A. Total acreage: 7.25 acres.

B. Total number of dwelling units: Not to exceed 435 residential units.

C. Total amount of non-residential floor area: Not to exceed 500,000 square feet.

## III. STATEMENTS

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

The proposed PUD adopts regulations of the CCG-1 zoning district with the following exceptions:

1. The following uses have been added or modified:

a. Multi-family residential and townhomes are permitted uses.

b. Nightclubs are a permitted use.

c. Breweries and distilleries are permitted uses.

d. Retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both is a permitted use, and the minimum distance applicable to alcohol service requirements are waived.

e. Restaurants may have outdoor sales and service and service of all alcoholic beverages by right, and the minimum distance from a church or school for such liquor license is waived.

f. Food trucks are permitted.

g. Indoor and outdoor recreational facilities and areas such as music venues, theaters, amphitheaters and open-air theaters, and other similar uses are permitted uses.

- h. Retail sale and service of new or used automobiles are not limited to franchised automotive dealers.
  - i. Structured parking is added as a permitted use.
  - j. Personal property storage facilities are not required to have a minimum lot size, yard requirements, or perimeter landscaping.
  - k. Industrial Light uses are grandfathered as permitted at 1802 Dennis Street (RE# 075459 0000).
- 2. The following uses that would be permitted or permissible in the CCG-1 zoning district have been omitted:
    - a. Dancing entertainment establishments serving alcohol.
    - b. Pawn shops.
  - 3. Height is unlimited and rear setback is eliminated.
  - 4. Part 6 parking requirements are modified to require a base number of spaces for Phase 1 and Phase 2 of the project, allow for shared parking within the PUD, and eliminate maximum parking restrictions and loading space requirements.
  - 5. Part 12 landscaping requirements are modified to the extent that (1) internal buffering between uses and parcels shall not be required within the PUD due to the horizontal and vertical integration of the project; (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes; (3) improvement of a portion of the Property shall not trigger a requirement to bring any other portion of the Property into compliance; and (4) buffer requirements for an area of situational compatibility overlay zone are waived to the extent they exceed the uncomplimentary buffer standards set forth in Section 656.1216.
  - 6. Part 13 signage requirements are adopted with modifications tailored to permit to interstate and one project identification sign.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted uses:**

- 1. Industrial Light uses at 1802 Dennis Street (RE# 075459 0000) are permitted until such time as the portion of the Property is redeveloped consistent with this PUD.

2. Multi-family residential and townhomes.
3. Restaurants including drive-through service, the retail sale and service of all alcoholic beverages, and outdoor sales and service.
4. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption or for on-premises consumption or both.
5. Breweries and distilleries.
6. Food trucks.
7. Nightclubs.
8. Commercial indoor or outdoor recreational or entertainment facilities and areas, such as gymnasiums, fitness centers, bowling alleys, swimming pools, skating rinks, movie theaters, athletic complexes, golf simulators, arcade games, trampoline park, live music, music venues, theaters, amphitheaters and open-air theaters, axe or other blade throwing, outdoor recreation areas, outdoor games such as cornhole and other like games, playgrounds and playfields, dog parks, and other like uses.
9. Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, 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.
10. Commercial retail sales and service establishments.
11. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
12. 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.
13. Medical offices, clinics, physical rehabilitation facilities.
14. Research, dental and medical laboratories.
15. Hotels, motels, and other short-term rentals.
16. Art galleries, museums, community centers, dance, art or music studios.
17. Vocational, trade or business schools and similar uses.
18. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
19. Off-street commercial parking lots or structures meeting the performance standards and criteria set forth in Part 4.

20. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
21. Home occupations.
22. Produce, meat and seafood markets including outdoor sales.
23. Retail plant nurseries including outside display, but no on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
24. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
25. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
26. Personal property storage establishments meeting the performance development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size, yard requirements, or perimeter landscape requirements specific to such use.
27. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
28. Retail sale and service of new and used automobiles.
29. Churches, including a rectory or similar use.
30. Outside commercial retail sales and the outside retail sales of holiday items subject to the performance standards and development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size required for such use.
31. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
32. Radio and television broadcasting offices, studios, transmitters, telephone and cellular towers.
33. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
34. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
35. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
36. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

37. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
38. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403.

C. Uses by Exception:

1. Residential treatment facilities and emergency shelters.
2. Crematories.
3. Auto laundry or manual car wash.
4. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
5. Blood donor stations, plasma centers and similar uses.
6. Private clubs.
7. Billiard parlors.
8. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
9. Schools meeting the performance standards and development criteria set forth in Part 4.
10. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
11. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

**V. DESIGN GUIDELINES**

A. Lot requirements:

1. Minimum lot area: None, except as required for certain uses pursuant to Zoning Code.
2. Minimum lot width: None.
3. Maximum lot coverage: None, except as required for certain uses pursuant to Zoning Code.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: None.
7. Maximum height of structures: None.

B. Ingress, egress and circulation:

1. Parking requirements:

- a. A minimum of one hundred thirty (130) shared parking spaces shall be provided for the existing industrial building at 1802 Dennis Street and the planned improvements in Phase 1 and Phase 2 (up to seventy thousand (70,000) square feet which are anticipated to have offsetting hours of operation) as conceptually depicted on the Site Plan. In the event Phase 1 and Phase 2 uses do not have offsetting hours and additional parking is needed for Phase 1 and Phase 2, the existing gravel lot at the southeast corner of Dennis Street and Earnest Street may be improved as an interim surface parking lot exempt from landscaping requirements due to its interim status.
- b. Future development in excess of the initial seventy thousand (70,000) square feet shall require parking at rates to be determined by a calculation pursuant to ITE or ULI standards, whichever is greater, or as otherwise approved by the Planning and Development Department.
- c. The project may provide for a mix of structured and surface parking with no maximum parking restriction. Parking within the PUD may be shared regardless of individual parcel ownership so long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration offsetting hours of operation.
- d. No dedicated loading spaces are required provided that all loading shall be conducted internal to the project and not within a public right-of-way.

2. Vehicular access: Vehicular access to the Property shall be primarily by way of Dennis Street substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

3. Pedestrian access: Sidewalks shall be provided throughout the project to provide for internal pedestrian circulation and externally as required by the 2030 Comprehensive Plan.

C. Signs: The PUD shall have a unified signage program as set forth herein. Signage within the PUD shall comply with Part 13 regulations applicable to the CCG-1 zoning district except as specifically supplemented below.

1. Interstate signage: The Property has approximately five hundred sixty-two (562) linear feet of frontage along I-95. This PUD is intended to preserve the right to have up to two (2) signs along I-95. At the time of this PUD, there is one double-faced digital pylon sign located on 1505 Dennis Street (RE# 076737-0000). The interstate signs shall be subject to the following regulations:

- a. Two (2) double-faced signs not to exceed sixty-five (65) feet in height and three hundred (300) square feet of display area per face.

- b. Any tenant within the project shall have the right to utilize either or both interstate signs.
  - c. Decorative and artistic elements may be utilized around the display area and support structure and shall not count toward the maximum display area.
  - d. The minimum distance between interstate signs shall be two hundred (200) feet.
2. Product Identification Signage: One (1) free-standing project sign not to exceed a total of forty (40) feet in height and four hundred (400) square feet in total size per side with up to three hundred (300) square feet of display area per side.
  3. Signs may be externally or internally illuminated, and changing message devices are permitted subject to the criteria set forth in Part 13.
  4. The three (3) signs detailed above, the locations for which are conceptually depicted on the Site Plan, are the only ground signs permitted within the Property.
- D. Landscaping: The existing site conditions shall be deemed compliant for purposes of this PUD. At such time as a particular portion of the project is redeveloped (not to include routine maintenance), such area shall provide landscaping as required pursuant to Part 12 of the Zoning Code; provided, however, that (1) internal buffering between uses and parcels within the PUD shall not be required due to the horizontal and vertical integration of the project; (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes; (3) improvement of a portion of the Property shall not trigger a requirement to bring any other portion of the Property into compliance; and (4) buffer requirements for an area of situational compatibility overlay zone are waived to the extent they exceed the uncomplimentary buffer standards set forth in Section 656.1216.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: The PUD will be consistent with the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- I. Waiver of minimum distance for a liquor license: The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived.



- J. Site Plan for Future Development: Site plans for the future development parcels shall be submitted as minor modifications to the PUD prior to permitting.

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

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

The PUD allows for a unique mix of uses that will result in a complimentary pedestrian-oriented space that would otherwise be unavailable.

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

The PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area. The proposed mix of commercial, entertainment, recreational, residential and industrial uses are consistent with the industrial and CBD land use categories surrounding the Property and will attract additional business and investment in the area.

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

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with

the provisions of this element shall be achieved through zoning and development review process.

4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
6. Objective 2.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City’s blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.
7. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City’s neighborhoods and enhancing the viability of non-residential areas.
9. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to

provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

10. Policy 3.1.19 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.
11. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to 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.
12. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
13. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

## VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The PUD and the proposed uses herein are consistent and compatible with the CGC land use category of the 2030 Comprehensive Plan. Development as conceptually depicted in the Site Plan is compact, connected, and supports multi-modal transportation.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The PUD is consistent with the CGC – Urban Priority residential density allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The PUD provides an integrated design and compatible uses within the Property and encourages internal pedestrian circulation.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses and changing nature of the area. The PUD proposes a mix of office, commercial, entertainment, recreational and residential uses that serve to connect Downtown to existing and projected development in the vicinity. Many of the nearby area has vacant or

deteriorating buildings, and this PUD will offer much needed investment to spur future development in the area.

- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for CGC land use categories.
- 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 and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient parking for the contemplated uses.
- K. **Sidewalks, Trails, and Bikeways:** The PUD provides for sidewalks consistent with the 2030 Comprehensive Plan.
- L. **Policy 1.1.10A Criteria:**

1. Potential for the development of blighting or other negative influences on abutting properties.

There is no potential for the development of blighting or other negative influences on abutting properties. The PUD will bring renewed vibrance to the Property that housed a vacant cold storage plant and other vacant land. The proposed mix of commercial, entertainment, residential and recreational uses will compliment and bolster the other uses, as well attract additional business and investment in the area. The CGC – Urban Priority Area Intent outlined in the 2030 Comprehensive Plan is to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization of existing commercial districts and the use of existing infrastructure. Development which includes residential uses is preferred to provide support for commercial and other uses.

2. Traffic Impacts.

The PUD features a diverse mix of uses that will internally capture trips consistent with Policy 1.3.8 of the Future Land Use Element of the 2030 Comprehensive Plan which encourages the interconnections of land uses in order to reduce the need for trip generation. Additionally, much of surrounding area is vacant and the peak hours of the surrounding industrial businesses operate primarily on weekdays while the peak hours of the contemplated uses herein will be weeknights and weekends.

3. Site Access.

The PUD contemplates several access points. The Ives Street access point is approximately situated in the middle of the parcel, maximizing the distance from the corners of the property. Such placement coincides with Policy 1.3.7 of the Future Land Use Element of the 2030 Comprehensive Plan and Policy 2.3.7 of the Transportation Element of the 2030 Comprehensive Plan, which provide that access for corner lots should be the greatest distance from the corner commensurate with property dimensions. The final location of all access points is subject to the review and approval of the Development Services Division.

4. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties.

The PUD contemplates the placement of the creative office and Phase 2 commercial development along the railway and transitions south to parking and future development. The relative intensity of this PUD is consistent and compatible with the surrounding heavy and light industrial properties, which are used for railway and manufacturing plants.

5. Configuration and orientation of the Building and Property.

The configuration of the PUD utilizes CGC – Urban Priority Area Development Characteristics. The PUD promotes internal pedestrian circulation by clustering mixed uses and placing the majority of parking south of the buildings.

6. Natural or manmade buffers and boundaries.

Any yard or buffer provided by the PUD will be in excess of the current applicable Zoning Code requirements, as both the industrial light and heavy districts do not have yard requirements and no uncomplimentary buffers would be required from the adjacent industrial uses.

7. Height of development.

The PUD maintains the Property's current entitlements on height and is consistent and compatible with the surrounding area. The Property adjoins the I-95 overpass and is surrounded by industrial property that have no height limitations under the Zoning Code. The existing building on the Property is being revitalized and remodeled to accommodate the contemplated uses depicted in the conceptual Site Plan filed herewith.

8. Bulk and scale of development.

The bulk and scale of the PUD is consistent with the surrounding area. The two parcels west of the Property are used for manufacturing. The railway abuts the Property's northern boundary, and I-95 adjoins the eastern boundary. South of the Property is open storage.

9. Building Orientation.

The configuration of the PUD utilizes multiple CGC – Urban Priority Area Development Characteristics. The PUD promotes internal pedestrian and vehicular circulation and a more compact, pedestrian-friendly environment by placing the off-street parking to the south of the buildings.

10. Site layout.

See paragraphs 5 and 9 above.

11. Parking layout.

The parking layout of the PUD utilizes CGC – Urban Priority Development Characteristics by placing parking generally to the rear of the buildings, while massing the buildings along the primary roadway abutting the Property.