

## Hogan Settlement PUD

May 12, 2022

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 007618-0000
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RLD-60
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MDR

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

Atlee Development Group, Inc. (the “Applicant”) proposes to rezone approximately 15.41 acres of property in the northeast quadrant of the intersection of Fouraker Road and Hogan Settlement Road. 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 development of the Property with multi-family uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

The Property is currently undeveloped, but previously was utilized for a mobile home development. The redevelopment of the Property with multi-family uses, as shown on the Site Plan, will revitalize the Property and provide additional housing opportunities in the area. The redevelopment of the Property with multi-family uses is consistent with the apartment development directly to the east of the Property and the commercial shopping center directly to the south of the Property. The proposed development will be buffered from residential development to the north of the Property by a stormwater facility and wetland area, as shown on the Site Plan.

The Property lies within the Low Density Residential (“LDR”) land use category on the Future Land Use Map (FLUM) and within the Urban Development Area of the Comprehensive Plan. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property as Medium Density Residential (“MDR”).

### 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, LDR	CCG-1, RLD-60	Commercial Shopping Center, Single Family Residential
East	CGC	PUD	Apartment Complex
North	LDR	PUD	Single Family Residential, Daycare
West	CGC, LDR	CCG-1, RR-Acre, PUD	Vacant, Single Family Residential

### IV. PERMITTED USES

#### A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the MDR Urban Area land use designation, maximum density on the Property shall be 20 units per acre.

#### 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 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 residential uses within the PUD may be integrated horizontally or vertically (e.g., a “Townhome” with an apartment as a third story).

#### C. Permitted Uses

1. *Permitted uses and structures.*
  - a. Apartments (rental or condominium ownership).
  - b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
  - c. Leasing/sales/management offices, models, and similar uses.
  - d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

e. 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.

f. Mail center.

g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.

h. Carwash (self) area for residents.

i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.

j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.*

a. *Minimum lot width*—None.

b. *Maximum gross density*— Twenty (20) units per acre.

c. *Maximum lot coverage by all buildings*— None

d. *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.

e. *Maximum height of structure.* Forty-five (45) feet; provided, however, that height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet in of building height or fraction thereof in excess of forty-five (45) feet.

f. *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. 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. 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.

**E. Height Limitations**

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

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

As shown on the Site Plan, access to the Property will be provided via Hogan Settlement 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/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

**D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.D.2 above. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

**E. Signage**

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A 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 or frontage. 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. Project Identity Monument Signs on Fouraker Road.

A maximum of one (1) project identity monument sign will be permitted along Fouraker Road for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.

2. Project Identity Monument Signs on Hogan Settlement Road.

A maximum of one (1) project identity monument sign will be permitted along Hogan Settlement Road. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area.

3. Awning Signs.

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

4. 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 in Sections V.E.1 and 2 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.

### **Sign Guidelines**

<b>Sign Type</b>	<b>General Location</b>	<b>Quantity</b>	<b>Max Area Per Side (sq. ft.)</b>	<b>Max Height (ft.)</b>	
Project Identity Monument Sign on Fouraker Road	On Fouraker Road.	1	50	15	
Project Identity Monument Signs on Hogan Settlement Road	On Hogan Settlement	1	24	12	
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. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

**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.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

**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.  
Parking and Loading Requirements

For apartment and townhome units, if any, parking will be provided at a minimum of 1.5 parking spaces per unit.

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 Property.

All loading areas will comply with Sections 656.605 of the Zoning Code.

**K. Lighting**

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

**L. Stormwater Retention**

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

**M. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on February 18, 2022.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes to redevelop an under-utilized property and provides for additional housing opportunities in the area. This residential development will support infill development in the area along Normandy Boulevard. The use of the property for multi-family development within the proposed MDR land use category is consistent with the Comprehensive Plan, and the surrounding zoning and land uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

**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 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 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 design of this PUD, and other features of a planned development.

Element	Zoning Code	Proposed PUD	Reasoning
<p><b>Uses</b></p> <p><i>Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Foster care homes.</p> <p>(3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupation meeting the performance standards and development criteria set forth in Part 4.</p> <p><i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth</p>	<p><i>Permitted uses and structures.</i></p> <p>1. <i>Permitted uses and structures.</i></p> <p>a. Apartments (rental or condominium ownership).</p> <p>b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p> <p>c. Leasing/sales/management offices, models, and similar uses.</p> <p>d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>e. 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>f. Mail center.</p> <p>g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>h. Carwash (self) area for residents.</p> <p>i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>j. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.</p> <p>k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p>	<p>To allow for the multi-family residential development of the Property.</p>	

	<p>in Part 4.</p> <p>(3) Excavations, Lakes, and Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p>	<p>1. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><i>Permissible uses by exception.</i> All uses permissible by exception in the RMD-D zoning district.</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 these uses and structures are located on the same lot as a principal use within the development. 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>RR-Acre</p> <p><i>Minimum lot requirements (width and area).</i></p> <p>For single-family dwellings and mobile homes, the minimum lot requirements (width and area), except as an otherwise required for certain other uses, are as follows:</p> <ol style="list-style-type: none"> <li>(1) Width—100 feet.</li> <li>(2) Area—43,560 square feet.</li> </ol> <p><i>Maximum lot coverage by all buildings and</i></p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.</i></p> <ol style="list-style-type: none"> <li>a. <i>Minimum lot width—None.</i></li> <li>b. <i>Maximum gross density— Forty (40) units per acre.</i></li> <li>c. <i>Maximum lot coverage by all buildings— None</i></li> <li>d. <i>Minimum yard requirements. The minimum yard requirements for all structures</i></li> </ol>	<p>To allow for flexible interior site design.</p>

	<p><i>structures. 25 percent. Impervious surface ratio as required by Section 654.129.</i></p> <p><i>Minimum yard requirements.</i> The minimum yard requirements for all permitted or permissible uses and structures are as follows:</p> <p>(1) Front—25 feet.</p> <p>(2) Side—Ten feet.</p> <p>(3) Rear—Ten feet.</p> <p><i>Maximum height of structures. 35 feet.</i></p>	<p>are:</p> <p>(i) Front—None.</p> <p>(ii) Side— None.</p> <p>(iii) Rear— None.</p> <p>e. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>f. <i>Maximum height of structure.</i> Forty-five (45) feet; provided, however, that height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet in of building height or fraction thereof in excess of forty-five (45) feet.</p>	
<p><b>Signage</b></p>	<p>RR-Acre</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A 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 or frontage. 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.</p> <p>1. <u>Project Identity Monument Signs on Fouraker Road.</u></p> <p>A maximum of one (1) project identity monument sign will be permitted along Fouraker Road for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.</p> <p>2. <u>Project Identity Monument Signs on Hogan Settlement Road.</u></p> <p>A maximum of one (1) project identity monument sign will be permitted along Hogan Settlement Road. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed twelve (12) feet in height and twenty-</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

		<p>four (24) square feet (each side) in area.</p> <p>3. <u>Awning Signs.</u></p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>4. <u>Other Signs.</u></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 Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified in Sections V.E.1 and 2 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>	
<b>Parking</b>	Part 6 of the Zoning Code.	<p>For apartment and townhome units, if any, parking will be provided at a minimum of 1.5 parking spaces per unit.</p> <p>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</p>	To provide for parking consistent with the marketplace.

		<p>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 Property.</p> <p>All loading areas will comply with Sections 656.605 of the Zoning Code.</p>	
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**IX. PERMISSIBLE USES BY EXCEPTION**

All uses permissible by exception in the RMD-D zoning district.

**X. NAMES OF DEVELOPMENT TEAM**

Developer: Atlee Development Group, Inc.

Owner: Connie Michener

Planner/Engineer: Bold Line Design

**XI. LAND USE TABLE**

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

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the MDR 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:**

For apartment and townhome units, if any, parking will be provided at a minimum of 1.5 parking spaces per unit.

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 Property.

All loading areas will comply with Sections 656.605 of the Zoning Code.

**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.



PUD Name

**Hogan Settlement PUD**

Date

Apr 14, 2022

**Land Use Table**

Total gross acreage	<b>15.41</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>9.8</b>	Acres	<b>63.5</b> %
Total number of dwelling units	<b>308</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>1.06</b>	Acres	<b>7</b> %
Passive open space, wetlands, pond	<b>4.55</b>	Acres	<b>29.5</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	