

ELLIS COVE PUD

September 25, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 168090-0040
- B. Land Use Designation: MDR & CGC
- D. Current Zoning District: PUD
- E. Proposed Zoning District: PUD

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

Tri Lake Investments, LLC (the “Applicant”) proposes to rezone approximately 31.20 acres of property along Philips Highway from Planned Unit Development to Planned Unit Development. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As set forth below, the PUD zoning district is being sought to allow for the development of the Property with residential and commercial uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan dated July 31, 2024 (the “Site Plan”), which is attached as **Exhibit “4”** to this ordinance.

The Property is currently vacant with a pond in the middle of the parcel. The Property lies within the Community/General Commercial (“CGC”) and Medium Density Residential (“MDR”) land use categories on the 2045 Comprehensive Plan Future Land Use Map (FLUM) and is within the Suburban Development Area. The proposed development will be consistent with both the CGC and MDR land use categories and with the Suburban Development Area criteria. Surrounding land use designations, zoning districts, and existing uses are as detailed in Section III below.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MU, AGR, CGC, RPI	PUD, PBF-1, CCG-1, CRO	Philips Highway, Single Family Residential, Construction Supply Storage, Landscaping Business & Apartments
East	LDR, CGC, RPI	PUD, CCG-1, CRO	Single Family Residential, Apartments, Utilities & Vacant
North	LDR	PUD	Single Family Residential & Vacant
West	LDR, AGR, CGC	RR-Acre, PUD	Philips Highway, Single Family, Gas Station

IV. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the MDR and CGC land use categories in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed twenty (20) dwelling units per acre. The Property fronts along Philips Highway, an FDOT Principal Arterial Road.

B. PUD Conceptual Site Plan and Parcels

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

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

On the entire Property, Residential uses and related amenities, as described in Section IV.C below, shall be permitted. Such uses may include uses which are integrated horizontally or vertically, and also may include associated shared parking.

On the portion of the Property that contains a CGC land use designation (the “Commercial Parcel”), Retail/Commercial uses, as described in Section IV.D below, shall also be permitted. The Retail/Commercial uses may include uses which are integrated horizontally or vertically, and also may include associated shared parking.

C. Entire Property

1. Permitted uses and structures.

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

- f. 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.
 - g. Mail center/kiosk.
 - h. Car wash (self) and dog wash areas for residents.
 - i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots/surface parking.
 - 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, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed herein as permitted uses) and permissible by exception in the RMD-D zoning district.
3. *Lot and yard requirements.*

a. Apartments:

For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.

- 1) Minimum lot width: None.
- 2) Minimum lot area: None.
- 3) Maximum lot coverage by all buildings: Seventy (70) percent.

- 4) Minimum yard requirements. The minimum yard requirements for all structures are:
 - (a) Front: Twenty (20) feet.
 - (b) Side: Twenty (20) feet.
 - (c) Rear: Twenty (20) feet.
- 5) Maximum height of structure: Sixty (60) feet. 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.
- 6) Additional criteria for apartment uses:
 - (a) The apartments may be built with any number of units per building.
 - (b) Storage and/or parking of vehicles not in regular use, travel trailers, personal recreational vehicles, utility trailers, boats, motor homes, etc. shall be prohibited on apartment property.

b. Townhomes:

- 1) Minimum lot width: Sixteen (16) feet.
- 2) Minimum lot area: 1,500 square feet.
- 3) Maximum lot coverage by all buildings: Seventy (70) percent.
- 4) Minimum yard requirements. The minimum yard requirements for all structures are:
 - (a) Front: Twenty-two (22) feet.
 - (b) Side: Zero (0) feet; Ten (10) feet for end units.
 - (c) Rear: Ten (10) feet.
- 5) Maximum height of structures: Sixty (60) feet. Additionally, 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.

- c. Single-family dwellings: Single-family dwellings constructed on the property shall be subject to the lot and yard requirements in the Zoning Code, as it may be amended, applicable to such uses developed in the RMD-D zoning district.

D. Commercial Parcel

1. Permitted uses and structures.

- a. Commercial retail sales and service establishments
- b. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- c. 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.
- d. Hotels and motels.
- e. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
- f. Art galleries, museums, community centers, dance, art or music studios.
- g. Vocational, trade or business schools and similar uses.
- h. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- i. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- j. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- k. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- l. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- m. Personal property storage establishments meeting the performance development criteria set forth in Part 4.

- n. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- o. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- p. Churches, including a rectory or similar use.
- q. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- r. 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.
- s. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- t. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- u. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- v. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.
- w. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- x. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- y. Auto laundry or manual car wash.
- z. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- aa. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- 2. *Permissible uses by exception.* Those uses permitted by exception under the CCG-1 Zoning District (except those listed above as permitted uses by right) shall be allowed with the granting of a Zoning Exception by the Planning Commission, except that dancing entertainment establishments whether or not serving alcohol and nightclubs, as that term is defined in the Zoning Code, are prohibited.
- 3. *Lot requirements.*
 - a. Minimum lot requirements (width and area). None, except as otherwise required for certain uses.
 - b. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).
 - c. Minimum yard requirements.
 - 1) Front—None.
 - 2) Side—None; 10 feet if adjacent to a residential zoning district.
 - 3) Rear—10 feet.
 - d. Maximum height of structures. Sixty (60) feet. 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.

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. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

- 1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property will be provided via an access point located along Philips Highway/US Highway 1. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company. The internal access drive may be gated at the developer's option. 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 2045 Comprehensive Plan.

C. Recreation/Open Space

Active recreation will be provided with amenity/recreation areas for the residential uses as required by Policy 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

D. Landscaping/Landscaped Buffers

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

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

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, users, owners and/or tenants of the residential uses on the Property may have signage on the Commercial Parcel's signs, if any, and users, owners and/or tenants of the Commercial Parcel, if any, may have signage on the residential use signs. 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.

Because all project signs are architectural features intended to be compatible with and complimentary of the buildings in 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, 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.

1. Development Identity Monument Signs

- a. Residential Uses – A maximum of one (1) project identity monument signs will be permitted along Philips Highway for the residential uses located on the Property. The sign may be single or double sided, internally or externally illuminated or non-illuminated, and may be located along Philips Highway or within the median of any internal access road. The monument sign will not exceed fifteen (15) feet in height and seventy-five (75) square feet (each side) in area.
- b. Commercial Parcel – A maximum of two (2) project identity monument signs will be permitted along Philips Highway for the Commercial Parcel. The signs may be single or double sided, may be located on-site or “off-site” from the individual use and may be internally or externally illuminated or non-illuminated. The monument signs shall not exceed fifteen (15) feet in height and seventy-five (75) square feet (each side) in area.

2. Other Signs

- a. Wall signs oriented toward the public right-of-way are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. Commercial property signs may be internally or externally illuminated; Residential property signs may be externally illuminated.

- b. 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.
- c. One (1) awning sign per occupancy is permitted within the Commercial Parcel. Awning signs are only permitted on a clubhouse, recreation center, leasing/sales/management office, models, and maintenance office/area within the residential uses. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.
- d. Under canopy/wall blade signs are permitted within the Commercial Parcel. One (1) under canopy/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question, unless such sign is erected perpendicular to the building facades – blade sign.
- e. 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.
- f. Temporary banner signs are permitted. Banner signs may not exceed fifty (50) square feet in area and may display logos and/or the name of the project and/or owner or developer and identify sales activities.
- g. Signs required by environmental permitting to be posted in common areas such as stormwater facilities are permitted.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Signs on Philips Highway	On Philips Highway	3	75	15
Wall Signs oriented toward Philips Highway	Philips Highway frontage		10% cumulative of sq ft of building/occupancy frontage	
Canopy/Blade Signs	Commercial Parcel	1 per occupancy	20	N/A
Awning Signs	Commercial Parcel and limited to clubhouse, recreation center, leasing/sales/management office, models, and maintenance office/area in the residential uses	1 per occupancy	10	Letters 8"
Vehicular Directional Signs	Project Wide	N/A	8	
Temporary Signs	Project Wide	N/A	24	
Temporary Banners	Project Wide	N/A	50	

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.

I. Site Plan

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

J. Phasing

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

K. Parking and Loading Requirements

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

1. Within any multifamily uses, parking shall be provided at the ratio of 1.5 spaces per unit.
2. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.
3. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the residential buildings. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the residential buildings. The tandem parking spaces may not encroach on the sidewalks.
4. For townhomes, parking, including required guest parking, for each unit may be provided via an attached garage, driveway parking, parking located within the internal right-of-ways and/or streets, a parking structure and/or surface parking or a combination of the same. If townhomes are owned in fee simple, parking, including bicycle parking, shall be deemed to be "on-site" as long as any such parking is within the residential uses located on the Property, even if such parking is located within a parking structure and/or surface parking.
5. For townhomes, there shall be one guest parking space per every 4 units.
6. There shall be a minimum of ten (10) bicycle parking spaces for residential uses.
7. There shall be a minimum of two (2) bicycle parking spaces for each commercial use.

8. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only one (1) loading space shall be required for development of residential uses.

L. Lighting

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

M. Stormwater Retention

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

N. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on July 9, 2024.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned mixed-use development. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

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

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

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

1. It binds the Applicant and successors to the PUD Written Description and Site Plan, unless modified.
2. It provides for maximum densities/intensities.
3. 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 character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions.

4. It includes variations from the landscaping provisions consistent with the integrated design of this PUD.
5. It provides for signage tailored to the mixed-use nature of the project.
6. It includes variations from the parking standards otherwise applicable to accommodate the residential uses proposed within this PUD.

IX. NAMES OF DEVELOPMENT TEAM

- Owner: Tri Lake Investments, LLC
- Planner/Engineer: Prosser, Inc.
- Agent: Rogers Towers, P.A.

X. LAND USE TABLE

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

XI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan:

As described above, the uses proposed herein are consistent with the CGC and MDR land use categories and the maximum densities are consistent with those prescribed by the Comprehensive Plan. The Future Land Use Element of the 2045 Comprehensive Plan states that, in the CGC land use category, “[s]ingle-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses.” The contiguous CGC land use category abutting the Property only contains non-residential uses. As such, the Commercial Parcel of the Property may be developed with entirely residential uses.

The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein:

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 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide 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 1.1.9: 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 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 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 Objective 1.6: 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 2045 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. **Sidewalks, Trails, and Bikeways**: The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways.

EXHIBIT F

PUD name

Ellis Cove PUD

Total Gross Acreage	<input type="text" value="31.20"/> acres	100.0 %
Amount of each different land use by acreage		
Single family	<input type="text" value="0.00"/> Acres	<input type="text" value="0.0"/> %
Total number of units	<input type="text" value="0"/> D.U.	
Multiple family	<input type="text" value="15.16"/> Acres	<input type="text" value="48.6"/> %
Total number of units	<input type="text" value="624"/> D.U.	
Commercial	<input type="text" value="0.00"/> Acres	<input type="text" value="0.0"/> %
Industrial	<input type="text" value="0.00"/> Acres	<input type="text" value="0.0"/> %
Other land use	<input type="text" value="0.00"/> Acres	<input type="text" value="0.0"/> %
Active recreation and/or open space	<input type="text" value="2.14"/> Acres	<input type="text" value="6.9"/> %
Passive open space, wetlands or ponds	<input type="text" value="13.90"/> Acres	<input type="text" value="44.6"/> %
Public and/or private right-of-way	<input type="text" value="0.00"/> Acres	<input type="text" value="0.0"/> %
Maximum coverage of non-residential buildings or structures	<input type="text" value="0.00"/> Sq. ft.	<input type="text" value="0.0"/> %