

WRITTEN DESCRIPTION

Skinner/9A PUD

October 25, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167746-0260
- B. Current Land Use Designation: MU
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MU

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

Pinnacle Rental Community LLC (the “Applicant”) proposes to rezone approximately 8.78 acres of property located in the northeast quadrant of the intersection of I-295 and Baymeadows Road East from Planned Unit Development, approved under Ordinance 2002-928-E, as modified (the “Existing PUD”), to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). This PUD zoning district is being sought to allow for the multifamily development of the Property, in addition to existing permitted uses, as more particularly set forth in Section IV below.

The Existing PUD allows for multifamily development on the Property, but contains certain limitations and restrictions that are inconsistent with the current multifamily development marketplace. In recognition of the foregoing, a land use amendment initiated by the City of Jacksonville will be adopted simultaneously with, and as a companion to, this PUD, which allows for High Density Residential (HDR) land use within the Multi Use Area (MU) land use applicable to the Property, with a maximum of 526 units (the “Companion Amendment”). This PUD will use a portion of the multifamily units approved by the Companion Amendment, and is consistent with the Companion Amendment and the 2030 Comprehensive Plan.

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, MU | PUD | Retail, Gas Station, Restaurant |
| East | MU | PUD | Restaurant, Multifamily |
| North | MU | PUD | Multifamily |
| West | CGC, MU | PUD, CCG-1 | I-295 |

IV. **PERMITTED USES**

A. **Permitted Uses and Structures**: The permitted uses on the Property shall be as follows:

1. Apartments (rental or condominium ownership).
2. Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to the provisions of Part 4 of the Zoning Code.
3. Leasing/sales/management offices, models, and similar uses.
4. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
5. 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.
6. Mail center.
7. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
8. Carwash (self) area for residents.
9. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
10. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
11. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
12. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
13. 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.

B. **Minimum lot requirements (width and area)**: The minimum lot width and area shall be as follows:

1. Width – None

2. Area – 735 square feet for each unit, not to exceed 55 units per acre.

C. Minimum Yard Requirements: The minimum yard requirements for the Property shall be as set forth below:

1. Front—None.
2. Side— None.
3. Rear— None.

D. Minimum Setback of Principal Structures from Boundary of the Property.
Twenty (20) feet.

E. Maximum Height: The maximum height shall be sixty-five (65) feet; provided, however, that height may be unlimited where the minimum setback of principal structures from the boundary of the Property is increased on all sides by one (1) foot for each six (6) feet of building height in excess of sixty-five (65) feet. 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.

F. Maximum Lot Coverage by All Buildings: Fifty-five percent (55%).

G. Maximum Multifamily Density on the Property: The maximum multifamily density on the Property shall be fifty-five (55) units per acre.

H. Accessory Uses and Structures

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

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

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access: Access for the proposed multifamily development of the Property will be provided as shown on the Site Plan. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer.

B. Sidewalks, Trails, and Bikeways

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

C. Recreational/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 per residential unit cumulatively throughout the PUD.

D. Landscaping

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.H.2 above and except that no uncomplementary buffers shall be required between adjacent multifamily uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

E. Signage

Multifamily residential development on the Property shall be permitted two (2) externally illuminated monument signs with two sides each, which each shall not exceed fifteen (15) feet in height and one hundred fifty (150) square feet (each side), in the areas generally shown on the PUD Site Plan.

Wall and projecting signs are permitted on the faces of multifamily buildings oriented towards a public right of way. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective side of the building oriented toward such public right of way. These signs may be externally illuminated or non-illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.

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

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and

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

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

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

F. 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.

G. Parking and Loading Requirements for Vehicles and Bicycles

For apartment units, parking will be provided at a minimum of 1.75 parking spaces per dwelling 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.

Except as set forth above, parking shall be provided in accordance with Part 6 of the Zoning Code.

H. Stormwater Retention

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

I. Impervious Surface

The required impervious surface ratio applicable to multifamily development on the Property shall be the ratio required for a property zoned RHD-B (85%).

J. Utilities

The Property is served by JEA.

K. Conceptual Site Plan

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 building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on September 30, 2021.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for multifamily development of the Property consistent with the HDR land use category added to the MU land use category applicable to the Property pursuant to the Companion Amendment.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The existing zoning district/Zoning Code applicable to the Property is the Existing PUD. This PUD differs from the Existing PUD by (i) increasing the maximum height for multifamily development on the Property, (ii) increasing the maximum lot coverage for multifamily development on the Property, (iii) increasing the maximum density for multifamily development on the Property, (iv) providing for multifamily access consistent with the PUD Site Plan, (v) providing for specific parking requirements for multifamily development of the Property and (vi) providing specific signage requirements for multifamily development of the Property. In total, the differences from the Existing PUD allow for multifamily development consistent with the HDR land use category added to the MU land use category applicable to the Property pursuant to the Companion Amendment.

IX. PERMISSIBLE USES BY EXCEPTION

The uses permitted by exception in the RHD-B Zoning District.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Pinnacle Rental Community LLC

Planner/Engineer: Abbey Civil Engineers, Inc.

Architect: Group 4 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 MU land use category, as amended by the Companion Amendment.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan and the MU land use category applicable to the Property pursuant to the Companion Amendment.

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

E. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by the owner/operator.

F. Usable Open spaces, Plazas, Recreation Areas: See above.

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

H. Parking Including Loading and Unloading Areas: See above.

I. Sidewalks, Trails, and Bikeways: See above.