

EXHIBIT “D”

Gate Parkway West Multifamily PUD

Written Statement
August 18, 2014

A Portion of RE #: 152576-0150
Current Land Use Designation: RPI-Urban Area
Current Zoning District: CO
Proposed Zoning District: PUD
Development Number: _____

I. INTRODUCTION

Flournoy Development Company (the “Applicant”) proposes to rezone approximately 16.34 acres of property located on the south side of Gate Parkway West, immediately adjacent to and east of St. Vincent’s from Commercial Office (“CO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “A”** (the “Property”). As described below, the PUD zoning district is requested to permit the development of the Property as multifamily apartments with supporting recreational amenities and a common scheme of development. The proposed PUD provides for a transitional use of the Property between the more intense hospital use and the less intense townhome uses already located in the area. The PUD provides for alternative uses consistent with the CO zoning district by minor modification and upon submittal of an amended site plan.

The Property is currently zoned CO and lies within the RPI-Urban Area category of the Future Land Use Map of the Comprehensive Plan. RPI-Urban Area permits a maximum gross density of thirty (30) units per acre. The proposed density of the PUD of approximately 20.2 units per acre is far less than the permitted 30 units-per-acre density.

II. SITE SPECIFICS

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	BP	IBP & PUD	Vacant, Private Hospital/Nursing Home, & Office
East	CGC	PUD	Vacant, Townhomes
North	PBF, CGC & RPI	PUD, PBF-2 & CO	Vacant & Office
West	PBF	PBF-2	Hospital

III. PUD DESCRIPTION OF USES & DEVELOPMENT CRITERIA

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

A. **Permitted Uses and Structures.** A conceptual site plan of the proposed development is attached as **Exhibit “E”** to this application (the “Conceptual Site Plan”). As shown on the Conceptual Site Plan, the PUD proposes development of five (5) apartment buildings with between fifty (50) and ninety (90) units per building. The total number of units will not exceed 330.

1. Multifamily dwelling units, which may include, at the developer’s option, attached garage parking connected to or under the multifamily residential buildings.

2. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. Elements of the amenity/recreation center may be incorporated into or combined with one or more of the multifamily residential buildings.

3. Single story, detached enclosed or covered parking garages or parking structures.

4. Parks, playgrounds, playfields and recreational and community structures.

5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.1.a below.

B. **Uses and Structures Permitted and Permissible by Minor Modification.** The uses set forth below are permitted only by minor modification to the PUD upon the submittal of an Amended Conceptual Site Plan.

1. All uses permitted under the CO Zoning District pursuant to Section 656.311 of the Zoning Code are permitted by minor modification upon the submittal of an Amended Conceptual Site Plan.

2. All uses permissible by exception under the CO Zoning District pursuant to Section 656.311 of the Zoning Code are permitted by minor modification upon the submittal of an Amended Conceptual Site Plan.

C. Development Criteria.

1. *Permitted Accessory Uses and Structures.*

a. Coin-operated laundromats and other vending machine facilities 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.

b. If a minor modification to the PUD is submitted for a CO use, accessory uses and structures are permitted subject to Section 656.403 of the Zoning Code.

2. *Minimum yard and building setback requirements (multifamily)*

a. Front, rear, and side yards – Twenty (20) feet from Property line; provided, however, that single story detached, enclosed or covered parking garages or parking structures will have a minimum setback of fifteen (15) feet from the eastern boundary and ten (10) feet from the western boundary as shown on the Conceptual Site Plan.

b. Setback between buildings - Twenty (20) feet.

c. All multifamily residential buildings located along the eastern boundary of the Property will have a setback of approximately one-hundred (100) feet (minimum ninety-five (95) feet) from the eastern boundary.

d. All single story detached, enclosed or covered parking garages or parking structures will have a minimum setback of fifteen (15) feet from the eastern boundary and ten (10) feet from the western boundary as shown on the Conceptual Site Plan.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building yards/setbacks.

3. *Minimum lot requirement (width and area (multifamily)).*

(i) Width: None.

(ii) Area: None.

4. *Maximum Height of Structures (multifamily).* With the exception of the Amenity Building/Residential Building, the maximum height of structures is fifty-five (55) feet. As shown on the Conceptual Site Plan, the Amenity Building/Residential Building which fronts on Gate Parkway West can be a maximum of sixty (60) feet in height. Additionally, as provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

5. *Maximum lot coverage by buildings and structures (multifamily).* Fifty (50) percent.

6. *Minimum lot requirements; Maximum lot coverage by all buildings and structures; Minimum yard requirements; Maximum height of structures; and, Limitations on permitted and permissible uses by exception (all authorized CO uses).* The restrictions set forth in Section 656.311 will control if a minor modification to the PUD is submitted for a CO use.

IV. **OVERALL PUD DESIGN CRITERIA**

1. *Additional Performance Standards.*

a. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:

(i) Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

(ii) Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

2. *Recreation.* Consistent with Section 656.420 of the Zoning Code, the PUD will provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to review and approval by the Planning and Development. The active recreational area(s) may include an amenity center (which may consist of active recreational facilities such as a playground with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses).

3. *Landscaping/Fencing/Screening.* A minimum twenty-five (25) foot wide landscape buffer will be maintained along the eastern boundary of the Property; however, as shown on the Conceptual Site plan Plan and consistent with the setback described in Section III.C.2.d above, a minimum fifteen (15) foot wide lanscape buffer will be maintained between the single story parking garages and the eastern boundary. An existing eight (8) foot privacy fence is located along the eastern boundary, just outside the Property and within the adjoining townhome development. Within the Property and the landscape buffer along the entire eastern boundary, a combination of berm and shade trees will be installed to achieve a height at the top of tree of a minimum twenty-six (26) feet above the base of the existing privacy fence. The shade trees shall be a minimum four (4) inches in caliper and shall be located at a spacing which is no greater than twenty (20) feet on center and which compliments (that is, fills in spaces between) the existing trees just east of the privacy fence within the adjoining townhome development.

4. *Common Landscape Maintenance.* Any common areas including common preservation areas, amenities, landscape areas, signage, storm water ponds, etc. will be owned and managed by the Owner(s) of the apartment complex.

5. *External Access/Interior Circulation.* Access to the site will be from Gate Parkway West. The entrance to the Property shall be gated as shown on the Conceptual Site Plan. The design of the access point and internal driveways as shown on the Conceptual Site Plan may vary prior to development; provided, however, that the final design of the access point

and internal drives shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

6. *Security/Fencing.* Security fencing will extend around the perimeter of the Property. Along the southern and western boundaries the fencing will be a maximum six (6) feet in height and black vinyl-covered chain link fence. Along the northern boundary (Gate Parkway West) the fencing will be a maximum six (6) feet in height and with a decorative appearance such as black aluminum wrought-iron-like design. Along the eastern boundary, fencing either will connect (at the northern and southern boundaries' junction) with the existing privacy fence within the adjoining townhome development or will be will be a maximum six (6) feet in height and black vinyl-covered chain link fence located within the Property.

7. *Pedestrian Circulation.* There will be an internal sidewalk between the buildings and the parking areas.

8. *Signage.* The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, at the entrance along Gate Parkway West. Additionally, the PUD shall be permitted one monument, wall or fence sign, not to exceed thirty (30) square feet in area and eight (8) feet in height along J. Turner Butler Boulevard. Building identification signs, directional signs, real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted.

9. *Parking and Loading Requirements.* The PUD permits: surface parking; single story detached, enclosed parking garage or parking structures; and attached garage parking connected to or under the multifamily residential buildings. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential buildings. The tandem parking spaces may not encroach on the sidewalks. All other parking and loading will comply with Sections 656.604 and 656.605 of the Zoning Code.

10. *Lighting.* PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on the adjacent properties. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

11. *Architectural Guidelines.*

a. Buildings, structures, and signage shall be architecturally compatible internally within the PUD.

b. Areas such as utilities, maintenance, dumpsters, trash compactors, and loading/unloading zones at the Amenity Center shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and 100 percent opaque.

12. *Stormwater Retention.* Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground detention vaults.

13. *Florida Aquifer.* Development within the PUD shall comply with Section 752.104, Ordinance Code.

14. *Utilities.* Electric power is available to the site provided for by the Jacksonville Electric Authority. Water and sewer services will be provided by the City of Jacksonville.

15. *Temporary Uses.* Temporary leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

16. *Pre-application conference.* A pre-application conference was held regarding this application on May 9, 2014.

17. *Justification for the PUD Rezoning.* As described above, the Gate Parkway West Apartments PUD is being requested to permit the development of a multifamily apartment complex which will provide mid-priced housing to residents in the area and will serve as a transitional use between the hospital to the west and the townhomes to the east. The PUD provides for flexibility in the site design that could otherwise not be accomplished through conventional zoning. The PUD design ensures consistency with the surrounding zoning and existing uses.

18. *PUD/Difference from Usual Application of the Zoning Code.* The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the PUD Conceptual Site Plan; it provides for a common scheme of development which is consistent and compatible; it provides for site-specific buffer, signage and lighting requirements.

19. *Permissible Uses by Exception.* Permissible uses by exception within the CO Zoning District are permitted by minor modification upon the submittal of an Amended Conceptual Site Plan.

20. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative deviation, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative deviations, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Any authorized CO use may be approved by minor modification upon the submittal of an Amended Conceptual Site Plan. Modifications related to landscaping, internal/pedestrian circulation, and signage will be addressed during the minor modification process.

21. *Conceptual 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 single story detached garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the development criteria set forth in Section III. C. above and subject to the review and approval of the Planning and Development Department. An Amended Conceptual Site Plan may be approved for authorized CO uses by minor modification.

22. *Names of Development Team.*

Developer: Flournoy Development Company

Planners and Engineers: England-Thims & Miller, Inc.

Architects: Geheber-Lewis & Associates

23. *Site Development Data/ Land Use Table.* A Land Use Table is attached hereto as **Exhibit “F.”**

V. **PUD REVIEW CRITERIA**

A. **Consistency with Comprehensive Plan.** The Property is within the RPI-Urban Area land use category which permits multifamily dwellings up to 30 units per acre. The proposed PUD, which is 16.34 acres in size, will have a density of 20.2 units per acre which is consistent with the RPI-Urban Area land use designation. In addition, the proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: Policies 1.1.1(consistent with FLUM), 1.1.2 (Urban Area), 1.1.8 (meets LDRs), 1.1.9 (meets density & intensity), 1.1.10 (transitional use), 1.1.12 (PUD), 1.1.20 (Urban Area), 1.1.25 (smart growth, range of residential density), 1.2.1 (public facilities are available), 1.2.4 (concurrency & mobility), 1.2.8 (Urban Area), 1.2.9 (Urban Area), 1.3.5 (access off of Gate Parkway West), 3.1.3 (transition of uses), 3.1.6 (variety of housing types), and 3.1.17 (adjacent to collector roads & employment areas).

B. **Consistency with the Concurrency and Mobility Management System.** The development of the Property will comply with the requirements of the Concurrency and Mobility Management System. A Mobility Fee Calculation Certificate, CCAS, or CRC has been filed or will be filed for the proposed development within the PUD.

C. **Internal Compatibility/Vehicular Access.** The Conceptual Site Plan attached as Exhibit “E” addresses access and circulation within the site. The Property will have one access point from Gate Parkway West. Internal access will be generally as shown on the Conceptual Site Plan. Location of the access point shown on the site plan as well as the final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. Any CO use authorized by minor modification will address circulation within the Amended Conceptual Site Plan.

D. **External Compatibility/Intensity of Development.** The development is consistent and comparable to planned and permitted development in the area. The Property is bordered by the St. Luke’s – St. Vincent’s hospital to the west and by townhomes to the east. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts. The proposed use also provides an excellent transitional use between the townhome development and the hospital.

E. **Maintenance of Common Areas and Infrastructure.** All common areas will be maintained by the Owner of the apartment complex.

F. **Recreation/Open Space.** Because the proposed development will consist of more than 100 dwelling units, it is subject to the Comprehensive Plan requirement that a minimum of one-hundred fifty (150) square feet of recreational/open space be provided per dwelling unit within the PUD. The Applicant will satisfy this requirement within the PUD.

G. **Impact on Wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** The Property is less than fifty acres and therefore a listed species survey is not required.

I. **Off-Street Parking/Loading and Unloading Areas.** The PUD provides for tandem parking as set forth above, but will otherwise comply with Sections 656.604 and 656.605 of the Zoning Code with regard to parking and loading areas.

J. **Sidewalks, Trails and Bikeways.** There will be an internal sidewalk between the buildings and the parking. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.