

EXHIBIT “D”

**Salisbury PUD
Written Description
September 4, 2015**

I. SUMMARY DESCRIPTION OF THE PROPERTY

Current Land Use Category: CGC

Current Zoning District: CCG-1

Requested Zoning District: PUD

Real Estate Number: 152576-0740 & 152576-0750

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

The Applicant proposes to rezone a total of approximately 7.32 ± acres of property (the “Property”) from Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD). The Property is located in the southeast quadrant of the intersection of A.C. Skinner Parkway and Salisbury Road as shown on **Exhibit “K”**, and is undeveloped. The Property is more particularly described in the legal description attached as **Exhibit “1”** to this application.

The purpose of this rezoning is to add multifamily residential uses to the already permitted CCG-1 uses, along with related multifamily development criteria to permit a maximum of 260 multifamily dwelling units. If developed with residential uses, the development will include recreational facilities for the exclusive use of the residents and their guests.

The Property is located in the Community-General Commercial (CGC) land use category of the 2030 Comprehensive Plan and in the Urban Priority Area. The CGC-Urban Priority Area permits multifamily uses with a maximum gross density of 60 units per acre and a minimum of 20 units per acre as long as the property does not abut LDR designated property. The Property does not abut LDR designated property and the proposed density is 260 dwelling units per acre.

Additionally, the Property is part of a 35-acre tract which is the subject of an October 26, 1986 Agreement between the owners of the Property at that time, the JTA and the City. That 1986 Agreement dealt with right-of-way, roads, and other infrastructure for the development of the 35-acre parcel. The proposed multifamily residential use of the Property is a component of the mixed-use development described in the 1986 Agreement and the aggregate multifamily is less than 80 percent of that development.

III. SITE SPECIFICS

The Property currently is vacant. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, BP	CCG-1, IBP	Commercial, Office
East	CGC, BP	CCG-1, IBP, PUD	Club/hall, Office, Hotel/Motel
North	CGC, BP	CCG-1, IBP, PUD	Hotel/Motel, Multifamily, Senior Living Facility, Office
West	CGC	CCG-1, PUD	Office, Hotel/Motel, Interstate

IV. PUD DESCRIPTION OF USES & DEVELOPMENT CRITERIA

A. Permitted uses and Structures. A conceptual site plan of the proposed development is attached as **Exhibit “E”** to this application (“Conceptual Site Plan”). As shown on the Conceptual Site Plan, the PUD proposes development of multifamily apartment buildings. The total number of apartment units will not exceed 260.

1. Multifamily dwellings, including apartments, townhouses (both rental and fee simple), and condominiums, which may include, at developer’s option, attached garage parking connected to or under the multifamily residential buildings.
2. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, business/conference center, sales office, meeting rooms, and similar uses.
3. Structured parking.
4. Parks, open space, playgrounds, playfields, and recreational and community structures.
5. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
6. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

7. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
8. Essential services, including water, sewer, gas, telephone, radio, cable, television, small satellite dishes and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permissible Uses by Minor Modification or Exception. Unless specifically prohibited in Section IV.D. below,

1. All uses permitted under the CCG-1 Zoning District, pursuant to Section 656.313 of the Zoning Code, as amended, are permissible uses by minor modification to this PUD, with any application for a minor modification to include a conceptual site plan; and,
2. All uses permissible by exception under the CCG-1 Zoning District, pursuant to Section 656.313 of the Zoning Code, as amended, are permissible uses by exception, with any application for an exception to include a conceptual site plan.

C. Permitted Accessory Uses and Structures.

1. 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.
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.

D. Prohibited Uses. Dancing establishments not serving alcohol are prohibited in this PUD.

E. Development Criteria.

1. *Minimum lot requirement (width and area).* None.
2. *Maximum lot coverage by all buildings.* Sixty (60) percent.
3. *Minimum Yard Requirements and Building Setbacks.*

- a. Front – None.
- b. Side – None.
- c. Rear – Ten (10) feet.

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.

- d. If there are multiple buildings on-site, the minimum distance between buildings shall be ten (10) feet.
4. *Maximum height of structure.* Sixty (60) feet. 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. *Limitations on all non-residential permitted uses.* All sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

F. Overall Development Criteria.

- 1. *Access.* As shown on the Conceptual Site Plan, access to the Property will be available via A.C. Skinner Parkway. Interior access roads will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.
- 2. *Pedestrian Circulation.* External sidewalks exist along A.C. Skinner Parkway. The location of all internal pedestrian circulation connecting the sidewalk on A.C. Skinner Parkway to internal parking, etc., shall be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- 3. *Recreational/Open Space.*

- a. For multifamily residential uses: Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the proposed 260 units requires approximately 0.90 acres of recreational/open space. A minimum of 0.90 acres of recreational/open space will be provided, which may include walking path(s), swimming pool, cabana/clubhouse, health/exercise facility, and similar uses.
- b. For all other uses: No recreation/open space is required.

4. *Parking and Loading Requirements.*

- a. For multifamily residential uses: Parking will be provided at a minimum of one (1) space per bedroom. The PUD permits a mix of: surface parking; single story detached, enclosed parking garage or parking structures; and attached garage parking connected to or under the multifamily residential 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 buildings. The tandem parking spaces may not encroach on the sidewalks.
- b. For all other uses: All uses shall provide the minimum number of parking spaces required by Part 6 of the Zoning Code.
- c. For all uses: All loading will comply with Section 656.605 of the Zoning Code.

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

6. *Signage.*

- a. For multifamily residential uses: There will be one double-faced or two single-faced internally or externally illuminated monument parcel identification sign(s), not to exceed sixty (60) square feet in area per sign face and eight (8) feet in height, at the entrance to the development.
- b. For all other uses: One (1) street frontage sign per lot not exceeding one square foot for each linear foot of street frontage,

per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.

c. For all uses:

(i) Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way, approved private street or parking lot.

(ii) Under canopy signs are permitted. One (1) under the canopy 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 the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question.

(iii) *Directional signs:* Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

(iv) Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary signs for models units are also permitted.

d. Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

7. *Landscaping.* Landscaping shall comply with the requirements of Part 12 of the Zoning Code, except that up to 25% of the VUA area may be more than 55-feet from the radius of a tree (Sec. 656.1214(c)(2)).

8. *Architectural Design.*
 - a. Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible internally within the Property.
 - b. Dumpsters, propane tanks, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
9. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
10. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
11. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
12. *Maintenance of Common Areas and Infrastructure.* For multifamily residential uses, the common areas and infrastructure will be maintained by the owner and/or a management company. For all other uses, the common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
13. *Phasing.* Development of the Property may be phased and/or subdivided into separate developments. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of buildings within the PUD prior to the recordation of the plat(s), if any.
14. *Temporary Uses.* Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
15. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, 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

modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Unless specifically prohibited in Section IV.D. above, all uses permitted under the CCG-1 Zoning District, pursuant to Section 656.313 of the Zoning Code, as amended, are permissible uses by minor modification to this PUD, with any application for a minor modification to include a conceptual site plan.

16. *Conceptual Site Plan.* The configuration of the development as depicted in the Conceptual Site Plan is conceptual, and revisions to the Conceptual 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 development criteria set forth in Section IV. E & F herein and subject to the review and approval of the Planning and Development Department.
17. *Miscellaneous.* Silviculture and/or bona fide commercial agricultural uses may continue on the Property until build-out.
18. *Floridan Aquifer.* Development within the PUD shall comply with Section 752.104, Ordinance Code, as applicable.
19. *Utilities.* Electric power, water and sewer will be provided by JEA.
20. *Pre-application conference.* A pre-application conference was held regarding this application on May 28, 2015.
21. *Justification for the PUD Rezoning.* As described above, the Salisbury PUD is being requested to permit the development of a multi-family community, in addition to CCG-1 uses by minor modification or exception. Given the history of development and infrastructure planning for the larger parcel of which the Property is a part, use of the property for multi-family development is consistent with the CGC land use category and Urban Priority Area. 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.
22. *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 Conceptual Site Plan; it provides a common scheme of development which is consistent and compatible; it provides for site-

specific access requirements; it provides for site-specific landscaping; and, it provides for site-specific signage requirements.

23. *Permissible Uses by Exception.* Unless specifically prohibited in Section IV.D. above, all uses permissible by exception under the CCG-1 Zoning District, pursuant to Section 656.313 of the Zoning Code, as amended, are permissible uses by exception to this PUD, with any application for an exception to include a conceptual site plan.
24. *Approximate Dates of Phases.* Regarding phasing, construction of the horizontal improvements on the Property shall be initiated in approximately 2015-16 and be completed approximately in 2015-17. Construction of the multi-family residential units will be initiated when the market dictates and will be completed as the market dictates.
25. Names of Development Team.

Developer: Rimrock Devlin Development, LLC

Planners and Engineers: Taylor & White, Inc.

Architects: Humphreys & Partners Architects L.P.
26. *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 located within the CGC functional land use category according to the Future Land Use Map of the 2030 Comprehensive Plan and is in the Urban Priority Area. CGC permits commercial developments which include business and professional offices, fast food establishments, department stores, auto repair and sale, and similar types of commercial developments. Additionally, the CGC land use category permits residential developments that are not the sole use and shall not exceed 80 percent of a development. The Property is part of a larger tract which is the subject of an October 26, 1986 Agreement between the owners of the Property at that time, the JTA, and the City. That 1986 Agreement dealt with right-of-way, roads, and other infrastructure for development of the larger parcel. The proposed multifamily residential use of the Property is a component of the mixed-use development described in the 1986 Agreement and the aggregate multifamily is less than 80 percent of that development.

The Property is in the Urban Priority Area which permits a maximum gross density of up to sixty (60) units per acre with a minimum density of twenty (20) units per acre. The PUD permits a maximum of 260 dwelling units on approximately 7.32 ± acres for a gross density of 35.5 dwelling units/acre and therefore is consistent with the density prescribed in the Comprehensive Plan.

The proposed development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Objective 1.1: Ensure 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 1.1.12: 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 1.1.20: Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

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 1.1.25: The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;

2. A range of densities and types of residential developments;

3. A mix of uses including office, commercial, and residential which encourage internal capture of trips; 4. Use of the Development Areas;

FLUE Policy 1.2.9: Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

FLUE Policy 3.1.6: The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

B. Roadways / Consistency with the Concurrency Management System:

Confirmation of vesting, Mobility Fee Calculation Certificates, or CCASs/CRCs have been filed or will be filed, as applicable, for the proposed development within the PUD.

C. Allocation of Residential Land Use: This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The Conceptual Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site will be available from A.C. Skinner Parkway and may be gated. Internal access will be provided by driveways or approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

- E. External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The surrounding land use categories include CGC, BP and PUD. The Property is located in the southeast quadrant of A.C. Skinner Parkway and Salisbury Road. The Property is located in a developed area with a mix of multi-family residential, senior living, commercial and office uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the proposed 260 units would require approximately 0.90 acres of recreational/open space. A minimum of 0.90 acres of recreational/open space will be provided on the Property, which may include recreation areas, walking path(s), a clubhouse and related amenities.
- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Off-Street Parking & Loading Requirements:** For multi-family residential uses: Parking will be provided on the Property at a minimum of one (1) space per bedroom. For all other uses, parking will be consistent with the Part 6 of the Zoning Code. Parking may consist of surface parking, tandem parking, garages and/or structure parking. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.
- I. Pedestrian Circulation System:** External sidewalks exist along A.C. Skinner Parkway. There will be internal sidewalks between the buildings and the parking areas. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.