

**EXHIBIT “D”**

**The Residences at Matthews Crossing PUD**

**Written Description**

~~February 5, 2016~~ **March 10, 2016**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Category: MDR
- B. Current Zoning District: RMD-D & PUD (Ordinance 72-726-408)
- C. Requested Zoning District: PUD
- D. Real Estate Number: 145172 0200

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 12.5± acres of property (the “Property”) from Residential Medium Density-D (RMD-D) and Planned Unit Development (PUD) to Planned Unit Development (PUD). The Property is located on the south side of Atlantic Boulevard, on the western side of Century 21 Drive as shown on Exhibit “K”, and was previously developed as a recreational amenity for the Century 21 Apartment Complex. Subsequently, the Century 21 Apartment Complex has transitioned from providing a large central amenity to numerous distributed recreational facilities throughout the complex. This includes a newer clubhouse, five pools, and numerous other open space areas. Therefore, the Property is available to be redeveloped with other multifamily uses. The Property is more particularly described in the legal descriptions attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”).

The purpose of this rezoning is to add multifamily and other medium density residential type uses and related development criteria to the Parcel (as shown on the Site Plan) to permit a maximum of two hundred fifty (250) dwelling units that may be up to forty (40) feet in height. The residential development may include recreational facilities for the exclusive use of the residents and their guests.

**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	MDR	PUD	Single Family
East	MDR	RMD-D	Multi Family
North	MDR	RMD-D	Multi Family

West	MDR	PUD	Townhouses
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#### **IV. RESIDENTIAL DENSITY**

- A.** The Medium Density Residential (MDR) Land Use Designation allows for up to 20 units per acre. As such, this residential development may contain up to 250 units (12.53 acres x 20 = 250 units).

#### **V. PUD DEVELOPMENT CRITERIA**

##### **A. Description of Uses and Development Criteria**

- 1) Single-family dwellings.
- 2) Multiple-family dwellings
- 3) Townhomes.
- 4) Housing for the elderly.
- 5) Adult Congregate Living Facility (Assisted Living Facilities).
- 6) Nursing homes.
- 7) Community residential homes meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- 8) Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- 9) Code.
- 10) Foster care homes.
- 11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- 12) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- 13) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- 14) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.

##### **B. Permitted Uses by Exception**

- 1) Private clubs.

##### **C. Permitted accessory uses and structures.**

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

##### **D. Minimum lot requirement (width and area).**

- 1) Multi-Family: None
- 2) Single Family: Minimum Lot Area = 4,000 sf; Lot width = 40'
- 3) Townhomes: 15 feet; 25 feet for end units
- 4) All other uses: Minimum Lot Area = 21,780 sf; Lot width = 60'

**E. Maximum lot coverage by all buildings.**

- 1) Multi-Family: 50%
- 2) Single Family: 50%
- 3) Townhomes: 70%
- 4) All other uses: 50%

**F. Minimum Yard Requirements and Building Setbacks.**

- 1) **Multi-Family:** Each multi-family residential building shall have a first floor setback of at least twenty (20) feet from property boundaries adjacent to single family homes. All other floors shall be setback at least thirty (30) feet. Otherwise, setbacks shall be a minimum of twenty (20) feet from all property lines. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks. There shall be not less than fifteen (15) feet between residential buildings meeting “end to end,” and not less than forty (40) feet between residential buildings meeting “face to end.”
- 2) **Single-Family:**
  - (i.) Minimum Front Yard = 20'
  - (ii.) Minimum Side Yard = 3'
  - (iii.) Minimum Rear Yard = 10'
- 3) **Townhomes:**
  - i) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley.
  - ii) Side – 0 feet; 10 feet for end units
  - iii) Rear – 15 feet for the first floor and 25 feet for all other floors when adjacent to single family homes. Otherwise, 10 feet.
- 4) **All Other Uses:**
  - i) Front—20 feet.
  - (ii) Side—20 feet.
  - (iii) Rear—20 feet for the first floor and 30 feet for all other floors when adjacent to single family homes. Otherwise, twenty (20) feet

**G. Maximum height of structure.**

- 1) **Multi-Family:** Forty (40) 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.
- 2) **Single-Family:** Thirty five (35) 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.
- 3) **Townhomes:** 35 feet
- 4) **All other uses:** 35 feet; provided, however, that height may be increased to 45 feet when all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 35 feet.

## VI. OVERALL DEVELOPMENT PLAN

- A. Access. As shown on the Site Plan, access to the Parcel will be available from Century 21 Drive.
- B. Pedestrian Circulation. External sidewalks exist along Century 21 Drive. The location of all internal 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.
- C. Recreational/Open Space. Pursuant to the Comprehensive Plan, active recreation area is required to be provided at a minimum of one hundred fifty (150) square feet per multi-family residential unit (for those developments with more than 100 units); accordingly, the maximum density of 250 units would require approximately .86 acres of active recreation area. The total amount of active recreation area within this project will be dependent upon the density. This area will include recreational activities such as: walking path(s), tot lots, playgrounds, swimming pools, clubhouse and related amenities.
- D. Parking and Loading Requirements. Parking for multi-family development shall be provided at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling units. Parking for all other uses shall be consistent with Section 656.604 of the City of Jacksonville's Zoning Code. Up to thirty percent (30%) of the parking spaces may be compact spaces.
- E. Signage. There may be one double-faced or two single-faced 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. 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. Wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street are permitted within the PUD.

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.

- F.** Landscaping/fencing. Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.
- G.** Architectural Design. Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible.

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.

- H.** 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.
- I.** Stormwater Retention. Stormwater facilities will be provided in accordance with all applicable regulations.
- J.** Utilities. Electric utility, water and sewer services will be provided by the JEA.
- K.** Maintenance of Common Areas and Infrastructure. The common areas and infrastructure within the parcel will be maintained by the owner and/or an owners' association and/or a management company. A separate plat may be filed for the private drives, common areas, and stormwater retention/detention areas.
- L.** Phasing. 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.
- M.** 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.
- N.** 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.

Single-Family will be allowed through a minor modification with a new site plan.

- O.** Utilities. Electric power, water and sewer will be provided by JEA.
- P.** PUD Site Plan. The arrangement of development on the property has not been established. Therefore, revisions to the PUD Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision infrastructure, 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.
- Q.** Community Development District. Nothing in this PUD shall be construed as prohibiting or limiting the ability of the Applicant to establish a Community Development District for the ownership, development, operation and maintenance of common facilities and infrastructure.
- R.** Pre-application conference. A pre-application conference was held regarding this application on December 17, 2015.
- S.** Justification for the PUD Rezoning. As described above, the Residences at Matthews Crossing PUD is requested to allow the development of a multi-family, age-restricted community or other medium density residential type use. The PUD provides flexibility in the site design that could otherwise not be accomplished through conventional zoning. Further, the site has multiple zoning designations which includes a dated PUD (1972) and RMD-D. The proposed PUD standards results in minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses.
- T.** 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 Site Plan; and it provides for site-specific access requirements.
- U.** Continued Operation of Common Areas. Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: it is the Applicant's intent for the Applicant or successor developer to operate and maintain these matters initially and, ultimately, for an owners' association to operate and maintain these matters in perpetuity.
- V.** Approximate Dates of Phases. Regarding phasing, construction of the horizontal improvements on the parcel shall be initiated within five (5) years. Construction of the multi-family residential units will be initiated when the market dictates and will be completed as the market dictates.

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

## VII. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the MDR land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits multifamily residential development at a gross density of up to twenty (20) units per acre. The PUD permits a maximum of two hundred fifty (250) units on approximately 12.5 ± acres, and other types of medium density residential uses, therefore it is consistent with the Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrency Management System:** Mobility Fee Calculation Certificates and CCASs or CRCs will be filed for the proposed developments 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 Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site will be available from Century 21 Drive, which may be gated. Internal access will be provided by approved private driveways. 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 category on all four sides is MDR. The Property is located in a developed area with a mix of multi-family and single family residential 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, and Recreation Areas:** Pursuant to the Comprehensive Plan, recreational space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the

maximum density of 250 units would require approximately 0.86 acres of active recreation area. The minimum area of this space will be provided on the Property, to include active recreation areas such as: tot lots, walking path(s), swimming pools, clubhouse and more.

- 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:** Parking will be provided at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling units. Up to thirty percent (30%) of the parking spaces may be compact spaces. Parking for all other uses shall be consistent with Section 656.604 of the City of Jacksonville's Zoning Code. Up to thirty percent (30%) of the parking spaces may be compact spaces.
- I. Pedestrian Circulation System:** External sidewalks exist along Century 21 Drive. The location of all internal 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.