

EXHIBIT D

4900 BAYMEADOWS PUD

April 3, 2018

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: A portion of 148120-0100
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RLD-70
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: LDR (no change)

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

Dog River, LLC (the “Applicant”) proposes to rezone approximately 4.6 acres of property located on the south side of Baymeadows Road from RLD-70 to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for Senior Housing, as defined herein, in addition to the permitted uses in the current RLD-70 zoning district. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan, which is **Exhibit “4”** to this ordinance. RLD-70 uses are permitted on the Property provided that a minor modification to incorporate a site plan for such proposed uses shall be applied for and obtained prior to such development.

Currently, the Property is designated as Low Density Residential (LDR) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. Senior housing such as assisted living facilities and housing for the elderly are permitted as secondary uses in the LDR land use category where the proposed facilities are located within three (3) miles of a hospital and are on an arterial roadway. The Property is within three (3) miles of St. Vincent’s Medical Center Southside and is on a roadway (Baymeadows Road) designated in the Transportation Element of the 2030 Comprehensive Plan as a minor arterial. So, the Senior Housing proposed in this PUD is consistent with 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	LDR	RLD-70	Single Family
East	LDR	RLD-70	Single Family
North	MDR	RMD-D, PUD	Multifamily
West	LDR	RLD-70	Church, Day school

IV. PERMITTED USES

A. Senior Housing

The PUD permits all types of senior housing, including uses defined in the Zoning Code, such as nursing homes, homes for the aged, and housing for the elderly, and also including residential uses described in more contemporary nomenclature as independent living, assisted living, memory care, and skilled nursing.

1. *Permitted Uses and Structures:*

- a. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
- b. Independent living, assisted living, and memory care housing for the elderly.
- c. Skilled nursing facilities.
- d. Offices, models, and similar uses ancillary to and supportive of the senior housing permitted in Sections IV.A.1.a.-c. above.
- e. Medical services and pharmacies, an ancillary to and supportive of the senior housing permitted in Sections IV.A.1.a.-c. above.
- f. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner), ancillary to and supportive of the senior housing permitted in Sections IV.A.1.a.-c. above.
- g. Service of beer, wine, and alcohol for residents and guests as catered and/or provided for special events. For such service of beer, wine and alcohol, any and all distance limitations and prohibitions found in Part 8, Zoning Code, are waived and do not apply with regard to the distance between any and all location(s) of such service all alcohol and the location of any church or school.
- h. Mail center.
- i. Structured parking, including detached or attached garages.
- j. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, snack/drink bar, health/exercise facility, and similar uses.

- k. Recreation, open space, and greenspace uses, including: parks, recreation fields, putting greens, dog/pet parks, park structures, site furnishings, landscaping, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, gazebos, benches, picnic areas, storage sheds for maintenance equipment, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses.
- l. Noncommercial greenhouses, gardens, and plant nurseries, boathouses or boat shelters, outdoor grilling areas and barbecue pits, and similar uses or structures
- m. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code (“Part 4”).

2. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures for each use:*

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Fifty five (55) percent.
- c. Minimum yard requirements. The minimum yard requirements for all structures are:
 - (i) Front: Zero (0) feet.
 - (ii) Side: Zero (0) feet.
 - (iii) Rear: Zero (0) feet.
- d. Minimum setback from the Property boundary: Forty (40) feet.
- e. Maximum height of structure: Thirty-five (35) feet.

B. RLD-70

- 1. *Permitted Uses and Structures:*
 - a. Single-family dwellings.
 - b. Foster care homes.

c. Family day care homes meeting the performance standards and development criteria set forth in Part 4.

d. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

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

f. Churches, including a rectory or similar use.

g. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

h. Country clubs meeting the performance standards and development criteria set forth in Part 4.

i. Home occupations meeting the performance standards and development criteria set forth in Part 4.

2. *Permissible Uses and Structures by Exception:*

a. Cemeteries and mausoleums but not funeral homes or mortuaries.

b. Schools meeting the performance standards and development criteria set forth in Part 4.

c. Borrow pits subject to the regulations contained in Part 9.

d. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.

e. Day care centers meeting the performance standards and development criteria set forth in Part 4.

f. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:*

a. Minimum lot width: Seventy (70) feet.

- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: Seven Thousand Two Hundred (7,200) square feet.
- d. Minimum yard requirements. The minimum yard requirements for all structures are:
 - (i) Front: Twenty (20) feet.
 - (ii) Side: Five (5) feet.
 - (iii) Rear: Ten (10) feet.
- e. Maximum height of structure: Thirty-five (35) feet.

C. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Craven Road and vehicular internal circulation will be as shown on the PUD Site Plan. The proposed entry road and vehicular internal circulation as shown on the PUD Site Plan are conceptual and may be subject to revision during final design, engineering, and permitting. Design of the access and vehicular internal circulation is subject to review and approval of the Planning and Development Department. The entry road and vehicular internal circulation may be dedicated public streets, approved private streets, or private drives and will be phased to provide access as development occurs.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan.

C. Recreational/Open Space

For independent living uses: Recreational/open space shall be provided pursuant to Section 656.420, Zoning Code. The recreational/open space provided may include any of the uses listed in Section IV.A.1.j, k, or l above. For RLD-70 uses: Recreation/open space shall be provided pursuant to the applicable provisions of the Comprehensive Plan and Zoning Code.

The pond shown on the PUD Site Plan shall be a minimum of ten (10) feet from the boundary of the Property.

D. Landscaping

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville, including, in the event that the Property is developed as Senior Housing, an uncomplementary buffer pursuant to Section 656.1216 of the Zoning, which shall include a fence as shown on the PUD Site Plan.

All landscaping along the perimeter of the Property shall be maintained in a neat manner, without weeds or other intrusive vegetation extending onto adjacent properties or the rights-of-way.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project 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. Signs may be externally, but not internally, illuminated.

1. Senior Housing Project Identity Monument Sign on Baymeadows Road.

For Senior Housing uses, one (1) monument sign will be permitted along Baymeadows Road. The sign may be two sided and externally illuminated. The monument sign will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area. No project identity monuments signs shall be located within one hundred (100) feet of another project identity monument sign on the Property or a principal residential structure.

2. Senior Housing Project Identity Monument Sign on Craven Road.

For Senior Housing uses, one (1) monument sign will be permitted along Craven Road. The sign may be two sided and externally illuminated. The monument sign will not exceed eight (8) feet in height and twenty-four (24) square feet (each side) in area. No project identity monuments signs shall be located within one hundred (100) feet of another project identity monument sign on the Property or a principal residential structure.

3. Single Family Development Project Identity Monument Sign

In the event that the Property is developed as a single family development, instead of Senior Housing, one (1) monument sign will be permitted along either Baymeadows Road or Craven Road. The sign may be two sided and externally illuminated. The monument sign will not exceed eight (8) feet in height and twenty-four (24) square feet (each side) in area.

4. Other Signs.

Internal directional signs indicating 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 logo and name. For predominantly vehicle directional signage, such signs shall be a maximum of thirty (30) 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 also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Signage for any uses not specifically addressed above shall be permitted consistent with Part 13 of the Zoning Code.

Because all project identity and directional signs are architectural features intended to be compatible with 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, 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.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	Min Dist Btwn Signs (ft.)
Senior Housing Project Identity Monument Signs on Baymeadows Road	On Baymeadows Rd.	1	24	12	100
Senior Housing Project Identity Monument Signs on Craven Road	On Craven Rd.	1	24	8	100
Single Family Development	On either Craven Rd. or Baymeadows Rd.	1	24	8	100
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Signs for Other Uses	Project Wide		In compliance with Part 13		

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible 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. 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. RLD-70 uses are permitted on the Property provided that a minor modification to incorporate a site plan for such proposed uses shall be applied for and obtained prior to such development.

I. Parking and Loading Requirements for Vehicles and Bicycles

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. Vehicle parking for Senior Housing will be provided in accordance with the following minimum standards:

- a. All senior housing permitted in Sections IV.A.1.a.-c. above, except independent living: One (1) space per every two (2) beds.
- b. Independent living: One (1) space per two (2) units.
- c. Staff parking will be provided: One (1) space per employee.
- d. One (1) off-street loading space shall be provided.
- e. Bicycle parking for senior housing shall be two (2) percent of the required parking but not more than ten (10) spaces.

2. Required vehicle parking may be provided in garages, driveways, carports, or common parking. Tandem parking also is permitted.

3. The PUD may provide for more vehicle or bicycle parking than is required to the extent the owner or developer may deem it necessary and appropriate.

J. Stormwater Retention

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

K. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on January 18, 2018.

VII. JUSTIFICATION FOR THE PUD REZONING

The Ordinance Code is antiquated both in its terminology for senior housing and in its permitted uses and performance standards. In the Ordinance Code, three terms are used for senior housing: “Home for the aged,” “Housing for the elderly,” and “Nursing home.” Homes for the aged and Nursing home appear to be similar or the same. Housing for the elderly is somewhat different and may imply what is currently referred to as independent living. The Ordinance Code uses but does not define the term “assisted living facility.” Requirements, performance standards, and provisions such as signage and parking do not clearly correspond to or distinguish among these different forms of senior housing. Consequently, senior housing which does not fit neatly into any single term used in the Ordinance Code (for example: what is currently referred to as memory care housing) or which provides different levels of care at a single facility must define its proposed uses for itself through a PUD.

Additionally, this site is ideal for a transitional PUD located at the corner of two arterial roadways. A Senior Housing facility and/or single family development will be low traffic uses that will have little impact on surrounding single family uses and institutional uses.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it allows for contemporary alternatives in types of senior housing (e.g., memory care housing) not otherwise referred to in the Ordinance Code; it provides different levels of care (assisted living, independent living, etc.) at a single facility not addressed in the Ordinance Code; it contains unique access provisions and permits flexibility in internal traffic circulation design; it provides for use-specific signage; it provides for parking standards dependent on the type of senior housing provided, it alters performance standards for certain uses permitted in the RLD-70 zoning district.

IX. PERMISSIBLE USES BY EXCEPTION

See Section IV.B.2 above.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Dog River, LLC

Planner/Engineer: Kimley Horn

Architect: TBD

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 LDR land use category.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

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: The PUD provides ample open spaces and recreational opportunities.

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: The PUD provides ample off street parking for vehicles and bicycles.

I. Sidewalks, Trails, and Bikeways: The PUD provides extensive pedestrian and recreational trails.