

**Normandy Boulevard Mixed Use PUD
Written Description
December 20, 2018**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 008993-0000, 009026-1002, 009067-0200, 008988-0500, 008989-0000
- B. Current Land Use Designation: CGC – Suburban Area; MDR – Suburban Area
- C. Current Zoning District: PUD (Ord. 2005-1228-E)
- D. Proposed Zoning District: PUD

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

KB Home (the “Applicant”) proposes to rezone approximately 90 acres of property from Planned Unit Development (“PUD”) to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). Ordinance 2005-1228-E approved the development of the Property with retail commercial uses generally consistent with the CCG-1 zoning district, and up to 420 multifamily residential dwelling units. As described below, the PUD zoning district is being sought to provide a mixed-use development with retail commercial and single family detached residential uses, to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit “E.”**

Development of the Property shall be phased, as shown on the PUD Site Plan. Phase 1 will consist of a maximum of one hundred sixty-eight (168) dwelling units on approximately 84 acres. Phase 2 will consist of retail commercial uses on approximately 6 acres. Companion Small Scale Land Use Amendment Application #5336 seeks to convert 3.06 acres from CGC to MDR on RE Parcel #009067-0200.

III. PUD DEVELOPMENT CRITERIA

A. Phase 1 Site Development Standards (Residential)

- 1. *Permitted Uses and Structures:*
 - a. Single family detached residential dwelling units with integrated parking garages that may be side or rear loading.
 - b. Amenities/recreation facilities including but not limited to welcome center, sales office, interior pond, and similar uses.
 - c. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric,

marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

- d. Home occupations meeting the performance standards of the Zoning Code.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. Permitted accessory uses and structures to include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum lot requirements (width and area):*
 - a. Width: Forty (40) feet.
 - b. Depth: One hundred (100) feet.
 - c. Area: Four thousand (4,000) square feet.
4. *Maximum lot coverage by all buildings and structures:*
 - a. Sixty percent (60%).
5. *Minimum yard requirements:*
 - a. Front: Twenty (20) feet; on corner lots, one of the yards may be reduced to ten (10) feet.
 - b. Rear: Ten (10) feet.
 - c. Side: Five (5) feet.

Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.
6. *Maximum height of structures:* Thirty-five (35) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

B. Phase 2 Site Development Standards (Commercial)

1. *Permitted Uses and Structures:*

- a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
- b. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- c. Libraries, museums, and community centers.
- d. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption.
- e. Restaurants with on premises consumption of beer, wine and alcohol.
- f. Restaurants with the outside sale and service of food on adjoining patio area.
- g. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.F.5 below.
- h. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under Sub-sections f, and i herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.
- i. Deleted.
- j. Public buildings and facilities except for public maintenance facilities and storage yards.
- k. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- l. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, indoor cart racing, cinemas and theaters.

- m. Express or parcel delivery offices, but not trucking distribution centers.
- n. Deleted.
- o. Medical clinic (outpatient) and similar facilities.
- p. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- q. 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.
- r. Independent living, assisted living, and memory care housing for the elderly.
- s. Skilled nursing facilities.
- t. Medical, dental and chiropractic offices and clinics.
- u. Business and professional offices.
- v. Deleted.
- w. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- x. Deleted.
- y. Child and adult day care centers meeting the performance standards in Section III.F.1 below.
- z. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
- aa. Temporary construction trailers and offices.
- bb. As part of a quality grocer or other general retailer, outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section III.F.6 below.
- cc. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.F.3 below.

- dd. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, and similar uses.
- ee. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.
- ff. National chain service station with a maximum of sixteen (16) vehicle fueling positions, convenience store including the retail sale of beer or wine for off-premises consumption, and ancillary single bay drive through car wash.

2. *Prohibited Uses and Structures:*

- a. Landfill or dumping facility.
- b. Salvage yard.
- c. Manufacturing facility.
- d. Cemetery or mausoleum.
- e. Funeral home or mortuary.
- f. Animal shelter or commercial kennel.
- g. Auto/engine repair facility for large farm equipment, commercial or industrial vehicles.
- h. Welding shop.
- i. Facility for storage or overnight parking of commercial or industrial vehicles.
- j. Facility for storage of building materials, excluding what is customarily identified as a neighborhood hardware store.
- k. Adult entertainment and/or service facility.
- l. Wholesale or retail adult novelty facility.
- m. Liquor store.
- n. Bar/Tavern, lounge, or night club.
- o. Facilities for the keeping of animals other than household pets.
- p. Mobile home park.

- q. Card room, gaming, internet café, or video poker establishment.
 - r. Electric distribution or transmission substation.
 - s. Massage therapy establishments not meeting Chapter 198 of the Ordinance Code.
 - t. Recycling/collection center.
 - u. Medical marijuana distribution facility.
 - v. Police, fire, or ambulance station.
 - w. Cell phone tower, that is not appropriately camouflaged and is located east of the main community entrance from Normandy Boulevard.
3. *Minimum lot requirements (width and area):*
- a. None.
4. *Maximum lot coverage by all buildings and structures:*
- a. Commercial uses – none.
5. *Minimum yard requirements:*
- a. Front – None.
 - b. Rear – None.
 - c. Side – None.

Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

6. *Maximum height of structures:*

Fifty (50) feet, except that significant entrance or architectural features, spires, belfries, cupolas, cell phone towers, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

C. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

D. 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.

E. 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 (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures related to a residential use may include but not limited to noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with a residential use.

F. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Child or adult day care centers shall be allowed subject to the following conditions:
 - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
4. Off-street parking lots shall be allowed subject to the following condition:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential

properties, subject to the review and approval of the Planning and Development Department.

5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:
 - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater 25% of the inside area for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.
6. Outside retail sale of holiday items shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Normandy Boulevard as shown on Exhibit "E." The interior access roads may be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated at entrances to residential uses. 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 Planning and Development Department. Pedestrian and bicycle connectivity between Phases will be provided in accordance with Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan by the provision of a five (5) foot wide sidewalk on both sides of the interior access road between Normandy Boulevard and the beginning of Phase 1.

B. Recreation/Open Space

For single family residential uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of one acre of active recreational and open space per one hundred residential units. These active recreation/amenities may include parks, open space, pedestrian walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a residential use.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses within Phase 2 which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, so long as Phase 2 in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses.

1. *Buffers*

- a. The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated nature of this project, all internal Phase I (commercial) uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.
- b. Along the boundary between Phase 1 and Phase 2, a fence a minimum of six (6) feet in height shall be installed on the common property line at the time of Phase 1 development. The fence may be masonry or vinyl. A buffer strip ten (10) feet in width with ground cover and a shade tree every twenty-five (25) feet will be installed on the Phase 2 side of the fence as Phase 2 development occurs.
- c. Along the boundary between Phase 1 and the adjacent residential development to the east, a fence a minimum of six (6) feet in height shall be installed on the common property line at the time of Phase 1 development. The fence may be masonry or vinyl.

2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be twenty-four (24) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

D. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants' identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

A summary table of the proposed sign standards is shown below.

Phase 1 (Residential):

Where the internal access road for the Phase 1 single family development connects to Normandy Boulevard, a monument sign up to twenty (20) feet in height and twenty-five (25) square feet in area is permitted. The sign may be two sided and externally or internally illuminated. The sign may be located in a landscaped island in the internal access road, or on one or both sides of the internal access road. In addition, real estate marketing signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted at the corners of the internal access road for the Phase 1 single family development and Normandy Boulevard. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Phase 2 (Commercial):

A maximum of two (2) master identity monument signs will be permitted at locations fronting Normandy Boulevard for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally illuminated and may be located in a landscaped island in the internal access road, or on one or both sides of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign. These monument signs will not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart.

Each peripheral parcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to Normandy Boulevard, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign.

No monument signs shall be located less than one hundred (100) feet apart.

For all Phase 2 uses:

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way. Any square footage utilized for awning signs which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in area per side. Any square footage utilized for under canopy signs shall be subtracted from the allowable square footage that can be utilized for wall signs.

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

For All Phases:

Because all project identity 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, 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 banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening," "Now Leasing," or "Hiring Soon" banners) up to 150 square feet may be displayed for a maximum of ninety (90) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Phase 1 Identity Monument Sign	At Normandy Boulevard entrance to single family development	1	25	20	
Marketing / Construction Signs	At Normandy Boulevard entrance to single family development and throughout PUD	Unlimited	Per Pt. 13	Per Pt. 13	
Phase 1 Residential Model Unit	Throughout Phase 1	Unlimited	12		
Phase 2 Identity Monument Signs	On Normandy Blvd.	Up to 2	100	20	100
Phase 2 Peripheral Parcel Identity Monument	Parcels less than 1.5 acres on Normandy Blvd.	1 Per Parcel	25	10	100
Phase 2 Peripheral Parcel Identity Monument	Parcels larger than 1.5 acres on Normandy Blvd.	1 Per Parcel	50	15	100
Phase 2 Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Phase 2 Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Phase 2 Under Canopy Signs	Project Wide		8		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Temporary Banners	Project Wide with 90 Day Limit		150		
Festival Banners	Project Wide on Light Poles	N/A			

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Phase 1 Parking and Loading Requirements

Integrated parking facilities will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side or rear loading.

G. Phase 2 Parking and Loading Requirements

Off street parking will be provided in accordance with the following additional and superseding provisions (no parking to be allowed as part of the access road at any time):

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
 - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Movie Theater 1.0 space per 6.0 seats
 - d. Hotel: 1.0 space per room
 - e. Senior Housing 1.0 space per 2 units/beds
2. Shared parking can be used to satisfy required parking.
 - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served.
3. Valet parking can be used to satisfy parking requirements.
4. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

5. The PUD may provide for more parking than is required with a signed and sealed traffic study subject to the review and approval of the Planning and Development Department.

H. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized along the Phase 2 property boundaries to cast light downward onto the Phase 2 site.

I. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations. In addition, the existing City of Jacksonville drainage easement and stormwater facility on the Property will be reconfigured, relocated and enlarged concurrently with the PUD approval process.

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.

L. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

M. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

N. Justification for the PUD Rezoning

The PUD proposes the concept of a carefully planned mixed-use development. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;

- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

O. PUD/Difference from Usual Application of Zoning Code

According to the Project Engineer, there are no deviations from the lot development standards set forth in the Zoning Code. The PUD seeks to downzone the residential development component approved by Ord. 2005-1228-E from up to 420 multifamily residential dwelling units to a maximum of 168 single family residential dwelling units.

P. Permissible Uses by Exception

There are no permissible uses by exception.

Q. Names of Development Team

Developer/Owner: KB Home

Planner/Engineer: Dunn & Associates, Inc.

R. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC – Suburban Area and MDR – Suburban Area land use categories.

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

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

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

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

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

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

I. Listed Species Regulations: A wildlife survey report is attached to the application.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

K. Sidewalks, Trails, and Bikeways: The PUD provides pedestrian connectivity to Normandy Boulevard.

PUD Name **Normandy Boulevard Mixed Use PUD**

Land Use Table

Total gross acreage	90.45	Acres	100 %
Amount of each different land use by acreage			
Single family	26.86	Acres	29.70 %
Total number of dwelling units	168	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	7.76	Acres	8.58 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	1.78	Acres	1.97 %
Passive open space	47.68	Acres	52.71 %
Public and private right-of-way	6.37	Acres	7.04 %
Maximum coverage of buildings and structures		Sq. Ft.	