

**PUD Written Description**

**San Pablo Parkway East  
Planned Unit Development (PUD)**

**December 21, 2018**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

Parcel #: 167452 0300 and 167069 0035  
Current Land Use Designation: RPI  
Current Zoning District: PUD 2002-920-E  
Proposed Zoning District: PUD  
Development Area: Suburban

**II. DEVELOPMENT TEAM**

- A. Project Planner/ Engineers:** England-Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, FL 32258
- B. Property Owners:** Estuary, LLC  
4310 Pablo Oaks Ct.  
Jacksonville, FL 32224

**III. SUMMARY AND PURPOSE OF THE PUD**

Estuary, LLC (the "Applicant") proposes to rezone approximately 39.7+/- acres of land located south of the Beach Boulevard and San Pablo Parkway intersection in east Duval County from Planned Unit Development (PUD Ordinance 2002-902-E) to Planned Unit Development (PUD). The project area is more particularly described in the legal description attached hereto as Exhibit 1 (the "Property"). The project area is bounded on three sides by roadways, San Pablo Road South to the east, San Pablo Parkway to the west and Sam Yopez Road to the south. Companion small scale land use amendments are being proposed simultaneously with this rezoning to change two, separate parcels of land from RPI to CGC. The PUD zoning district will provide for a compact, mixed-use development, which may include a mix of office, institutional, commercial, and multi-family residential uses. The PUD shall be developed in accordance with this PUD Written Description Exhibit D and the PUD Site Plan Exhibit E.

**IV. SITE SPECIFICS**

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

	Land Category	Use	Zoning	Use
South	RPI, MDR		PUD 2002-0922, RMD-A	Vacant
East	MDR		RMD-D	Residential
North	BP, MDR		RMD-A, CO	Ponds, Commercial
West	BP, CGC, MDR		PUD 2012-0328, IBP	Vacant, San Pablo Pkwy

## **V. PERMITTED USES**

### **A. Maximum Densities/Intensities**

The PUD will be developed consistent with the RPI and CGC future land use categories within a Suburban Development Area of the 2030 Comprehensive Plan. The PUD shall be developed consistent with the maximum densities and intensities. Multi-family residential uses shall not exceed a maximum gross residential density of twenty (20) units per acre on Tract 3./Tracts 1 and 2 of the PUD shall permit 175,000 square feet of commercial uses consistent with the CGC future land use category. All uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites.

### **B. PUD Site Plan and Parcels**

The PUD Site Plan Exhibit E shows the uses to be permitted within each parcel within the Property. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD and do not subdivide the Property. Parcel sizes, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

The following uses shall be permitted uses in the parcels listed below and as shown on the PUD Site Plan Exhibit E.

Tracts 1 and 2: Commercial consistent with the permitted uses as described in Section in Section V.C below.

Tract 3: Multi-Family Residential, Professional and Institutional consistent with the permitted uses as described in Section V.D below as generally consistent with the RPI future land use categories.

Utilities/Landscape/Stormwater consistent with the permitted uses as described in Section V.E. below.

Conservation/Open Space consistent with the permitted uses as described in Section V.F. below.

**C. Tracts 1 and 2 Commercial**

- a. *Permitted uses and structures:*
- i. Commercial retail sales and service establishments including restaurants with the outside sale and service of food.
  - ii. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities.
  - iii. Professional and business offices.
  - iv. Medical uses, including:
    - (i) Medical, dental and chiropractic offices or clinics.
    - (ii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.
  - v. Senior housing, including:
    - (i.) 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.
    - (ii.) Independent living, assisted living, and memory care housing for the elderly.
    - (iii.) The above senior housing uses may include the sale and service of alcoholic beverages for on premise consumption.
  - vi. Hotels and motels.
  - vii. Art galleries, libraries, museum, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters), and similar uses.
  - viii. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premise consumption or on-premise consumption or both.

- ix. A restaurant which includes the retail sales and service of all alcoholic beverages for on-premise consumption subject to the performance standards set forth in Section V.J.4. below.
- x. Express or parcel delivery offices and similar uses (but not trucking distribution centers, freight or truck terminals).
- xi. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section V.J.6 below.
- xii. Churches including a rectory and similar uses.
- xiii. Schools meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- xiv. Public buildings and facilities.
- xv. Convenience stores, with petroleum, electric, or natural gas sales.
- xvi. Outside retail sales of holiday or seasonal items such as fireworks, Christmas trees, pumpkins and landscaping materials. Subject to the performance standards and development criteria set forth in Section V.J.6 below.
- xvii. Child and adult day care centers meeting the performance standards in Section V.J.1 below.
- xviii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards development criteria set forth in Section V.J.2 below.
- xix. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- xx. Retail sales of new or used automobiles.

*b. Dimensional Standards*

- i. *Minimum lot width* -- None.
- ii. *Maximum lot coverage by all buildings* -- None.

iii. *Minimum yard requirements.* The minimum yard requirements for all structures are:

(i) Front – 20 feet.

(ii) Side – 20 feet.

(iii) Rear – 20 feet.

c. *Maximum height of structure.* 60 feet.

**D. Tract 3 Multi-Family Residential/Professional/Institutional**

**1. Apartments/Condominiums**

a. *Permitted uses and structures.*

i. Rental apartments/condominiums.

ii. Sales/leasing/management offices, models, and similar uses.

iii. Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility and similar recreational facilities and uses.

iv. Mail center.

v. Car wash (self) area for residents.

vi. Structured parking, including detached or attached garages.

vii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section V.I.2., below

viii. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

b. *Permitted accessory uses and structures.* Per Sections 656.403 and 656.306.A.II(b) of the Zoning Code (August 2018), with the following superseding setbacks.

i. Side and rear – 10 feet.

c. *Dimensional Standards*

- i. *Minimum lot width* – 60 feet.
- ii. *Minimum lot area* – 6,000 square feet for the first two family units and 2,100 square feet for each additional unit.
- iii. *Maximum gross density* – Twenty (20) units per acre, cumulatively within the PUD.
- iv. *Maximum lot coverage by all buildings* – 50 percent.
- v. *Minimum yard requirements.* The minimum yard requirements for all structures are:
  - (i) Front – 20 feet.
  - (ii) Side – 20 feet.
  - (iii) Rear – 20 feet.
- vi. *Minimum Setback from Property Boundary* described in Exhibit 1 - Twenty (20) feet.
- vii. *Maximum height of structure.* Fifty (50) feet.
- e. *Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between an end wall of a structure and another end wall of a structure shall be at least ten (10) feet, as long as windows in such end walls are offset.

## 2. Townhomes

- a. *Permitted uses and structures.*
  - i. Townhomes (fee simple or condominium ownership).
  - ii. Sales/management offices, models, and similar uses.
  - iii. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
  - iv. Mail center.
  - v. Car wash (self) area for residents.

- vi. Home occupations meeting the performance standards and development criteria set forth in Section V.I.3. below.
- vii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section V.I.2. below.
- viii. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

b. *Dimensional Standards*

- i. *Minimum lot width* – Fifteen (15) feet, twenty-five (25) for end units.
- ii. *Minimum lot area* – 1,500 square feet.
- iii. *Maximum lot coverage by all buildings* – Seventy-five percent (75%).
- iv. *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:
  - (i.) *Front* – For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.
  - (ii.) *Side* – Zero (0) feet, and ten (10) feet for end units.
  - (iii.) *Rear* – For units with garages facing the rear and with alley access, three (3) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.
- v. *Maximum height of structure.* Forty-five (45) feet.
- vi. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

- vii. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the rear yard or side yard (where there is a side yard) but shall not be located within five (5) feet of any property line.
- viii. Number of units in building. Up to twelve (12) units shall be permitted in any single townhome building.
- ix. Townhomes provisions. The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

### **3. Professional/Institutional**

#### *a. Permitted uses and structures:*

- i. Medical and dental or chiropractor offices and clinics (but not hospitals).
- ii. Professional and business offices.
- iii. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
- iv. Schools meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- v. Vocational, trade and business schools.
- vi. Colleges and universities.
- vii. Churches meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- viii. 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 Zoning Code.
- ix. Adult Congregate Living Facility (but not group care home or residential treatment facility).



- x. Libraries, museums and community centers.
- xi. Banks without drive-through, savings and loan institutions, and similar uses.
- xii. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- xiii. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- xiv. Hospice facilities.
- xv. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.2. below.

*b. Dimensional Standards*

- i. *Minimum lot width* – None.
- ii. *Maximum lot coverage by all buildings* – None.
- iii. *Minimum yard requirements.* The minimum yard requirements for all structures are:
  - (i) Front – 20 feet.
  - (ii) Side – 20 feet.
  - (iii) Rear – 20 feet.

*c. Maximum height of structure.* 45 feet.

**E. Utilities/Landscape/Stormwater**

*a. Permitted uses and structures:*

- i. Conservation, open space, and passive and low intensity recreation uses shall be permitted, including: parks, dog/pet parks, site furnishings, landscaping, signage, entry features, vegetative screens or buffers, fencing, walkways, trails, exercise courses, boardwalks,

gardens, observation platforms, benches, picnic areas, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

- ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- iii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section V.K.2 below.

*b. Dimensional Standards:*

- i. Minimum lot requirement (width and area): None.
- ii. Maximum lot coverage by all buildings: None.
- iii. Minimum yard requirements: None.
- iv. Maximum height of structure: None.

**F. Conservation/Open Space**

*a. Permitted Uses and Structures:*

- i. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, gardens, ponds, observation platforms, and other similar uses.
- ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- iv. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section V.K.2 below.

*b. Dimensional Standards:*

- i. Minimum lot requirement (width and area): None.

- ii. Maximum lot coverage by all buildings: None.
- iii. Minimum yard requirements: None.
- iv. Maximum height of structure: None.

#### **G. Silviculture**

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

#### **H. 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 Jacksonville Ordinance Code.

#### **I. Additional Performance Standards**

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

1. Child or adult day care centers shall be permitted subject to the following conditions:
  - a. All centers shall provide an adequate 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.
  - c. Where a center is contiguous to residential property, a six-foot visual barrier, not less than 95 percent opaque, shall be provided along the property line.
2. Essential services (utility systems) shall be permitted subject to following conditions:
  - a. Central water systems, sewerage systems, utility lines, lift stations, pump stations, and
  - b. Easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
3. Home occupations shall be permitted subject to the following conditions:

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- a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
  - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.
  - c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.
  - d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
  - e. No home occupation shall be conducted in an accessory building or structure which is not attached to and part of the principal structure or an open porch or carport.
4. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted.
  5. Schools shall be permitted subject to the conditions set forth in Part 4 of the City of Jacksonville Zoning Code.
  6. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:
    - a. Buildings which are used for animal boarding shall be completely soundproofed.
    - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

## **VI. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

### **A. Access**

Access to be provided as depicted on Exhibit E. Primary access will be provided from the full median opening on San Pablo Parkway as indicated on the PUD Site Plan Exhibit E. The Developer will construct any necessary intersection improvements such as turn lanes and signalization when warranted. Secondary right-in only or right in/right out only access points may be provided subject to review and approval of the Planning and Development Department. Multi-family Tract 3 will also be accessed from San Pablo Parkway via a road crossing of the wetland system. The first internal cross access will be located a minimum

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of 100 feet from San Pablo Parkway. Internal traffic circulation within and between Tracts may be via dedicated public streets, approved private streets, or private drives.

#### **B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the Comprehensive Plan. Internal Pedestrian/Bicycle Circulation paths shall be provided as shown on the PUD Site Plan.

#### **C. Recreation/Open Space**

In Multi-Family Residential uses within the PUD, active recreation/amenities such as a parks, open space, pedestrian walks and trails, playground with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses shall be provided at a ratio of a minimum of 150 square feet of recreational land area per residential unit cumulatively, project-wide throughout the PUD.

#### **D. Landscaping/Landscaped Buffers**

Landscaping and buffering shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the existing and planned site conditions.

##### **1. Roadway Buffers**

An average ten foot (10') wide landscaped buffer shall be installed and maintained along the roadway frontage adjacent to the Property except for areas set aside for conservation and open space. The landscape buffer shall comply with the standards set forth in Section 656.1215 of the City's Zoning Code except that all development shall not be subject to the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j) of the City's Zoning Code.

##### **2. Perimeter Landscaping: Driveways to Streets**

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes to allow for return radii and multiple turn lanes to accommodate safe ingress/egress. The maximum width of any driveway containing a landscaped island through the perimeter landscape area/roadway buffer shall be sixty (60) feet and contain a landscaped island that is not less than eight (8) feet in width (from back of curb to back of curb), measured beyond turn lanes to allow for return radii and multiple turn lanes to accommodate safe ingress/egress.

##### **3. Minimum Yard Requirements**

Landscaping shall be permitted to be placed in and count towards all required minimum yards and setbacks described above.

4. Notwithstanding the requirements herein, any landscaping buffers may be waived by review and approval of the Planning Director.

#### **E. Signage**

Signage shall be provided in accordance with Part 13 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions. 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. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. **Tracts 1 and 2**

- a. *Project Monument Identity Signs*

- i. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof. These monument signs may be internally or externally illuminated and will not exceed twenty-five feet (25') in height. Signs shall not be located within 25 feet of any intersection of 2 or more streets.

2. **Tract 3**

- a. Each Multi-Family Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally illuminated not exceeding fifteen feet (15') in height and fifty (50) square feet in sign face area. Signs shall not be located within 25 feet of any intersection of 2 or more streets.
- b. Professional/Institutional signs shall be consistent with Part 13 of the City of Jacksonville Zoning Code.

#### **F. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification or minor modification subject to review and approval of the Planning and Development Department.

#### **G. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following and superseding provisions.

1. Vehicular parking shall be provided in garages, driveways, or common parking in accordance with the following minimum 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. Senior Housing: 1.0 space per 2 units/beds
- d. Residential: 1.25 spaces per dwelling unit
- e. Hotel/Motel 1.0 space for each room plus spaces required for accessory uses such as restaurants and meeting rooms.

- 2. To ensure adequate parking is available, there shall be no maximum parking space standard and retail and office uses shall not be subject to the Parking Lot Matrix Figure B in Part 6 of the City's Zoning Code.
- 3. A minimum of two (2) loading spaces per apartment or condominium development project and a maximum of one loading space per apartment or condominium building shall be provided.
- 4. For multi-family residential uses, required parking may be provided in garages, driveways carports, or common parking. Tandem parking also is permitted.
- 5. Bicycle parking for multi-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking.
- 6. Parking shall be permitted to be placed in and count towards all required minimum yards and setbacks described above.
- 7. Shared parking for multiple uses is permitted to satisfy parking requirements throughout the PUD. Up to thirty percent (30%) of the required parking for any land use may be shared with other permitted principal uses provided there is a compatibility of parking needs based on hours of operation and the shared parking is within 1,000 feet of the use being served.

#### **H. Stormwater Retention**

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

#### **I. Utilities**

The Property is served by JEA.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes the concept of a carefully planned compact, mixed-use and interconnected development pursuant to a number of best development practices including:

- A mix of land uses;
- Internal and external vehicular and pedestrian connectivity;
- Pedestrian-friendly environment;
- Providing a clear separation and buffering from surrounding uses;
- Providing higher density residential housing near commercial centers;
- Creation of employment, shopping and entertainment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

**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 provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper establishment of the community's intended design. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and more efficient.

Below is a table generally listing the deviations from the typical Zoning Code requirements and the commitments in this PUD that exceed the typical Zoning Code requirements.

<b>DEVIATIONS</b>	<b>COMMITMENTS</b>
Increased residential lot coverage	Limited uses allowed in residential tract
Decreased townhome setbacks	Limited access points to San Pablo Road and Sam Yopez Road
Increased allowable townhome height	
No minimum lot area for day care centers and no maximum number of children	
Reduced conditions on home occupations	
No limits on outside sale and service of alcoholic beverages in conjunction with restaurants	

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Increased maximum width of driveway through perimeter buffer area	
Increased maximum sign area for residential	
Reduced parking and loading space requirements for certain uses	

**IX. LAND USE TABLE**

A Land Use Table is attached hereto as Exhibit F.

**X. PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed here in are consistent with the RPI and CGC land use categories.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.
- C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under 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 which are 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 report by a wildlife consultant is submitted with this application.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides ample off-street parking.

- K. Sidewalks, Trails and Bikeways:** The PUD provides extensive pedestrian and bicycle connectivity and recreational trails.

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### LAND USE TABLE

<b>Total Gross Acreage</b>	<b>39.7 +/- acres</b>	<b>100 %</b>
<b>Amount of Each Different Land Use</b>		
<b>Multi-Family/Institutional</b>	<b>20.3 +/- acres</b>	<b>44%</b>
<b>Commercial</b>	<b>14.2 +/-acres</b>	<b>43%</b>
<b>Number of Dwelling Units</b>	<b>Up to 396 DU</b>	<b>NA</b>
<b>Total Amount of Active Recreation</b>	<b>150 s.f./DU</b>	<b>NA</b>
<b>Total Amount of Passive Open Space</b>	<b>5.2 +/- acres</b>	<b>13%</b>
<b>Right of Way</b>	<b>0 +/- acres</b>	<b>0%</b>
<b>Maximum Coverage by Buildings &amp; Structures</b>	<b>NA</b>	<b>NA</b>

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description Exhibit D. The maximum coverage by buildings and structures is subject to PUD Written Description Exhibit D.