

MULTI - USE (M U)

M U GENERAL INTENT

The Multi-Use land use category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. Areas which are appropriate for the Multi-Use designation include development which meets or exceeds the thresholds for a Development of Regional Impact (D R I), Florida Quality Development (FQD), or Regional Activity Centers (R A C) under Chapter 380, *Florida Statutes*, or a former military base closed pursuant to the Defense Base Closure and Realignment Act of 1990 and under Florida Statute 228 or subsequent Federal / local action or areas which have been approved as a Transportation Management Area with a Chapter 163 Agreement (T M A), and for those developments that comprise of at least 250 acres and provide for master planned communities which include energy efficient development patterns and other features designed to maximize the preservation of natural areas. The M U category is also appropriate for areas where the City of Jacksonville sponsors and adopts a community plan and its resulting revised land development regulations in conjunction with adoption of the M U category. Community plans meeting these criteria must involve a public participation component. These are the only areas to which the Multi-Use will apply.

M U General Uses

The major purposes of this designation are to facilitate mixed-use development with horizontal and vertical land use integration, encourage mass transit and other mobility options, reduce dependence on the automobile, provide incentives for quality development and give definition to the urban form. As such, a mix of both residential and non-residential uses is encouraged, but not required in M U projects. Design, aesthetics and environmental protection and enhancement are to be emphasized as part of the Multi-Use land use category.

The density and intensity of land uses permitted with the Multi-Use land use category shall be specified in the Future Land Use Element of the City's Comprehensive Plan. Gross acreage shall be used in calculating residential densities. Additionally, and where applicable, this land use category would also still follow the set of circumstances under which proposed development in the designated area would be required to be reviewed through the provisions of Chapter 380, *Florida Statutes* D R I process, an approved Base Reuse Plan or through the provisions of an approved T M A.

For an area to qualify for the Multi-Use land use category, the following criteria must be met:

1. The density and intensity of land uses permitted within this category shall include at least three different land uses and of these no one land use, except for conservation, can exceed 70% of the land area involved in the particular amendment.

2. Multi-Use land uses will be of regional significance and either a D R I, R A C, FQD, former Military Base or T M A or be for a development that comprise of at least 250 acres and provides for master planned communities which include energy efficient development patterns and other features designed to maximize the preservation of natural areas or be based upon a City of Jacksonville sponsored and adopted community plan and its resulting revised land development regulations.

3. Multi-Use uses of this magnitude shall be D R I, FQDs, R A Cs, or former Military Bases and may be located in such areas as in the downtown and community redevelopment areas and areas surrounding regional community facilities such as airports, ports, convention centers or governmental complexes, commerce centers and regional activity centers or may be based upon a City of Jacksonville sponsored and adopted community plan or be a development that comprises of at least 250 acres and provides for master planned communities which include energy efficient development patterns and other features designed to maximize the preservation of natural areas. Each Multi-Use land use designation shall be a defined geographical area, delineated on the Future Land Use Map series (FLUM's) of the Future Land Use Element of the 2030 Comprehensive Plan. In addition, on the Map within the defined geographical area, the name of the multi-use development shall be inserted with an asterisk. Elsewhere on the map next to the asterisk shall be a cross reference to the specific policy in the Future Land Use Element which refers to the development by name shall identify the land uses allowed, the percentage distribution or range of mix of uses and the densities and intensities of uses. The specific FLUE policy and the companion Planned Unit Development – Multi Use (P U D - M U) rezoning shall enumerate all the land uses which will be utilized by the development without specific locations so that any land use may be used anywhere in the development subject to locational criteria and the requirements of other applicable local land development.

Development typology and land development regulations

Development within the M U Category may include permitted uses mixed within the same building (vertical) or in separate buildings on the same site or in the same block (horizontal). Multi-use development allows for a high quality mix of compatible uses. To facilitate integration of land uses, the placement of an interconnected system of streets is required to the greatest extent feasible and the use of cul-de-sacs is discouraged.

Development within an M U land use designation shall be permitted only by a Planned Unit Development – Multi Use (P U D - M U) zoning district. No development beyond current use of the site shall take place until such time as the Preliminary Phase and Development Phase P U D – M U applications, as set forth in the P U D – M U Procedures of the Zoning Code, are submitted and approved. M U developments may utilize a conversion process that allows for the modification of densities and intensities of approved uses provided:

1. A conversion table is submitted to and approved by the Planning and Development Department and,

2. The trip generation level is less than or equal to the most recent legislatively adopted transportation analysis and is consistent with the land use types and the range of percentage distribution of uses provided in the site specific policy accompanying the M U designation.

The proposed mix of land uses must be depicted on a map and projected to result in a minimum internal capture rate of 15% of the total PM peak hour trip generation at build out within the M U development.

In addition to the criteria listed above and as required in the Land Development Regulations, the Development Phase P U D - M U's should also address the following:

Demonstration of consistency with the site-specific land use policy.

Open Space Requirements.

Phasing Strategy.

Parking requirements. Shared parking, including deck parking, and on-street parking, is encouraged in order to reduce the amount of impervious surface area.

Pedestrian and bicycle-oriented design features, including street design standards that promote pedestrian and bicycle usage.

Consideration of transit-supportive features, including dedication of right-of-way in order to promote the construction of a long-term transit-ready system.

Consistency with *Jacksonville Design Guidelines and Best Practices Handbook* for commercial development, as appropriate.

Identification of at least one neighborhood activity center is strongly encouraged when residential uses are included in the proposed development.

Along corridors with a mix of uses and/or within neighborhood activity centers, consideration of build-to lines. Build-to lines should place buildings close together, fronting on a sidewalk, to create a sense a place and provide spatial definition along streets.

Compatible building heights and setbacks.

Appropriate and diverse lot sizes.

Accessory dwelling units are encouraged when residential uses are included as a portion of the proposed development.

Development should, to the greatest extent feasible, not create isolated pockets which are not able to be functionally tied to the neighborhood activity center and/or corridor with a mix of uses with respect to roadways, pedestrian pathways, bike paths, or architectural treatments.

Wetlands, carbon sinks, and other environmentally sensitive areas should be dedicated for conservation uses; any development within such areas shall be consistent with the Conservation/Coastal Management Element policies.

Stub-outs are required. A "stub-out" is a transportation facility, usually a paved roadway, (1) whose right-of-way terminates at a parcel abutting a development, (2) that consists of a short segment that is intended to serve current and future development by providing continuity and connectivity of the public street network, (3) that is provided when there is a reasonable expectation that connection with a future street is possible, or (4) that is

constructed to at least the end of the radius of the intersection with the adjoining street and the right of way is graded and dedicated to the property line.

Need for public/civic uses and sites such as schools, libraries, fire stations.

Administrative provisions

Proposals for the M U designation shall specify, as applicable, a maximum number of dwelling units for residential development and maximum square footages and/or acreages for non-residential development, and shall demonstrate a projected minimum internal capture rate of 15% of the total PM peak hour trip generation at build out within the M U development. P U D – M U's can be amended so long as the applicant establishes the following:

1. The overall M U development maintains a minimum internal capture rate of 15 percent; and
2. The overall M U development does not exceed the number of agreed upon total trips as calculated by the permitted development maximums.

If new uses are added or approved uses are removed from the site-specific land use policy; the original number of agreed upon total trips is exceeded; or boundary changes are made to the site, a new land use application shall be filed with the Planning and Development Department.

A monitoring/tracking report shall be provided by the master developer as specified in the P U D – M U procedures. The details and contents of the monitoring/tracking report will be addressed in the preliminary phase P U D – M U, including demonstration of how the overall project is progressing towards attainment of the required 15% internal capture rate. This monitoring/tracking report shall be reviewed for accuracy, sufficiency and completeness by the Planning and Development Department staff as part of the verification of substantial compliance process.

Multi-Use (M U) land use designations in existence prior to the effective date of Ordinance 2010-400, including subsequent amendments to such M U designations shall be exempt from these requirements, provided they continue to comply with the M U land use category requirements in place at the time the M U designation was originally approved. Multi-Use (M U) land use designations associated with FLUE Policies 4.3.1 – 4.3.17 comply with this exemption. A copy of the former M U category shall be provided in the background for the FLUE.

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