

Exhibit D

WRITTEN DESCRIPTION

Oak Bluff Property PUD

March 20, 2013

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.19 acres of property from CRO, RLD-90, PUD and CCG-1 to PUD. The parcel is located in the southwest quadrant of San Jose Boulevard and Oak Bluff Lane.

The subject property is currently owned by Oak Bluff, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations as follows: RPI/CRO, LDR/PUD, LDR/RLD-90 and CGC/CCG-1. The property is currently vacant. Surrounding uses include: LDR/RLD-90 to the west (vacant); LDR/RLD-90 (single-family homes) and PUD (developed commercial shopping center) to the north across Oak Bluff Lane; CGC/PUD to the east across San Jose Boulevard (developed commercial shopping center) and CGC/CCG-1 to the south (developed commercial shopping center).

Project Name: Oak Bluff Property PUD

Project Architect/Planner: N/A

Project Engineer: Envision Design and Engineering

Project Developer: Bakkar Group

II. QUANTITATIVE DATA

Total Acreage: 3.19 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 10,000 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 10,000 s.f.

Phase schedule of construction (include initiation dates and completion dates)

There is no phase schedule of construction at this time.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
3. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4
4. Professional and business offices, building trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses
5. Hotels and motels
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 5, and similar uses
7. Art galleries, museums, community centers, dance, art or music studios
8. Vocational, trade or business schools and similar uses
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
10. Drive-thru facilities in conjunction with a permitted or permissible use or structure

11. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code
12. Adult Congregate Living Facility (but not group care homes or residential treatment facilities)
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
19. Churches, including a rectory or similar use
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4
21. Wholesaling or distributorship businesses located within a retail shopping center (but not on an outparcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises
22. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
23. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4

24. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both
25. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4
26. Residential treatment facilities and emergency shelters
27. Multi-family residential integrated with a permitted use
28. Blood donor stations, plasma centers and similar uses
29. Private clubs
30. Service and repair of general appliances and small engines
31. Schools meeting the performance standards and development criteria set forth in Part 4
32. The PUD shall comply with all of the requirements of the Community General Commercial (CGC) land use category description of the Comprehensive Plan, as may be amended.

B. Permissible Uses by Exception:

1. Crematories
2. Service garages for minor or major repairs
3. Car wash or auto laundry
4. Pawn shops (limited to items permitted in the CCG-1 Zoning District)
5. Billiard parlors

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures:

Accessory uses and structures are permitted as provided in §656.403, Zoning Code.

E. Restrictions on Uses: N/A

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD allows for limitations on and creative use of the site different than the usual retail use application.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The intention for the operation and maintenance of facilities will be with the land owner. There will be no common area maintenance or any areas to be operated or maintained by the City on the lands described in the PUD.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* Ten feet (10')
- (7) *Maximum height of structures:* Sixty feet (60')

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Oak Bluff Lane , substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.
- (2) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (3) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (4) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (5) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: N/A

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided By JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.