

Exhibit D

WRITTEN DESCRIPTION

Eulace Road – Chadwick PUD

February 17, 2015

I. PROJECT DESCRIPTION

A. The property was developed in the 1960's, prior to current Zoning Code requirements with three residential structures; one single family dwelling and two duplexes. The owner is seeking to sell both lots (RE number 103132-0030/Parcel A and RE 103132-0010/Parcel B). There will be no increase in the total number of units or increase in the existing square footage of the dwellings. In the event of catastrophic destruction each structure will be allowed to be rebuilt in its current location and square footage.

Parcel "A" is approximately 1.06 acres and contains the two duplexes (2,400 square feet each) which were built in 1960 and 1963.

Parcel "B" is approximately 0.59 acres and is developed with a 2,160 square foot home built in the 1982-83 with access via a twenty (20') foot wide easement for ingress/egress over the lot fronting Eulace Road. The existing easement will continue to provide access for the home that is located on the eastern parcel behind the existing dwellings.

- B. Project Architect/Planner: None
- C. Project Engineer: None
- D. Project Developer: None
- E. Current Land Use Category: Low Density Residential (LDR)
- F. Current Zoning District: Residential Low Density-60 (RLD-60)
- G. Requested Land Use Category: None
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): 103132-0030, 103132-0010

II. QUANTITATIVE DATA

Total Gross Acreage	1.65	acres	100	%
Amount of each different land use by acreage				
Single family	.59	acres	36	%

Total number of units	1	d.u.	
Multiple Family	1.06	acres	64 %
Total number of units	4	d.u.	
Commercial	0	acres	0 %
Industrial	0	acres	0 %
Other land use	0	acres	0 %
Total amount of non-residential floor area	0	sq. ft.	0 %
Active recreation and/or open space	0	acres	0 %
Passive open space, wetlands, ponds	0	acres	0 %
Public and private right-of-way	0	acres	0 %
Maximum coverage of buildings and structures	6,960	sq. ft.	9.6 %

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? This application incorporates what would have been two applications into one. The PUD will bring the two duplexes on Parcel A into compliance as legal conforming structures and waive the required road frontage for Parcel B.
- 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. All operation and maintenance will be performed by the individual property owners.
- C. Justification for the rezoning. The owners wish is to sell both parcels and as the parcels and structures are non-conforming, is having difficulty obtaining financing.
- D. Phase schedule of construction (include initiation dates and completion dates): Not Applicable. There will be no new construction.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

Parcel "A"

- 1) Two duplex units (4 units total)
- 2) Home occupations meeting the performance standards and development criteria set forth in Part 4.

Parcel "B"

- 1) One single family dwelling
- 2) Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- 1) Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: None

D. Permitted Accessory Uses and Structures:

- 1) See Section 656.403

V. DESIGN GUIDELINES

A. Lot Requirements:

Parcel "A"

- 1) *Minimum lot area:* 1.06 acres
- 2) *Minimum lot width:* 201 feet
- 3) *Maximum lot coverage:* 12%
- 4) *Minimum front yard:* 80 feet
- 5) *Minimum side yard:* 25 feet (north prop line) / 10 feet (south prop line)
- 6) *Minimum rear yard:* 40 feet (north prop line) / 108 feet (south prop line)
- 7) *Maximum height of structures:* 35 feet

Parcel "B"

- 1) *Minimum lot area:* 0.59 acres
- 2) *Minimum lot width:* 60 feet
- 3) *Maximum lot coverage:* 10%
- 4) *Minimum front yard:* 45 feet
- 5) *Minimum side yard:* 30 feet (north prop line)/ 115 feet (south prop line)
- 6) *Minimum rear yard:* 45 feet
- 7) *Maximum height of structures:* 35 feet

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 both Parcel A and Parcel B shall be by way of Eulace Road, substantially as shown in the Site Plan.

B. Signs:

No signs are requested.

F. Utilities

Water will be provided by JEA
Sanitary sewer will be provided by on-site septic system.
Electric will be provided by JEA

G. Wetlands

There are no wetlands on the parcels.

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.