

# Exhibit D

## WRITTEN DESCRIPTION

### A.C. SKINNER PARKWAY AT SOUTHSIDE PUD RE#147982-8820

September 2, 2015

#### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 20.49 acres of property from CCG-1 to PUD. The parcel is located on the west side of Southside Boulevard, south of J. Turner Butler Boulevard.

The subject property is currently owned by Southwest Quadrant Joint Venture and SWQ Holdings, Inc., 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 of: CGC/CCG-1. The property is currently vacant. Surrounding uses include: CGC/CRO to the north (nursing home); CGC/PUD to the east across Southside Boulevard (commercial office); RPI/CRO to the south (church); and CSV/CSV (vacant) to the west. The site will be developed with two parcels. Parcel A will be developed as a multi-family development, as per the attached site plan. Parcel B will continue with CCG-1 uses. The split of parcels is intended to meet the 80/20 split of CGC lands to allow multi-family use in that land use category

**Project Name:** A.C. Skinner Parkway at Southside PUD

**Project Architect/Planner:** England-Thims & Miller, Inc.

**Project Engineer:** England-Thims & Miller, Inc.

**Project Developer:** SWQ, LLC

#### II. QUANTITATIVE DATA

**Total Acreage:** 20.49 acres

**Total Acreage of multi-family:** 11.68 acres

**Total number of dwelling units:** 378

**Total Acreage of commercial:** 7.52 acres

**Total amount of non-residential floor area:** TBD

**Total amount of recreation area:** 1.29

**Total amount of open space:** 0.91 acres

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

**Total amount of land coverage of all residential buildings and structures: 177,000**

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

Single phase construction

### **III. USES AND RESTRICTIONS (PARCEL "A")**

#### **A. Permitted Uses:**

1. Single-family dwellings
2. Multiple-family dwellings
3. Townhomes
4. Housing for the elderly
5. Assisted living facilities
6. Home occupations meeting the performance standards and development criteria set forth in Part 4
7. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
9. Day care centers meeting the performance standards and development criteria set forth in Part 4
10. Nursing homes and assisted living facilities
11. Commercial Neighborhood Retail Sales and Service or Professional Office
12. Group care homes

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

#### **IV. DESIGN GUIDELINES (PARCEL “A”)**

##### **A. Lot Requirements:**

- (1) *Minimum lot area:* 1,100 square feet for each unit not to exceed 35 units per acre
- (2) *Maximum lot coverage:* 60 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 5 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 65 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 the Property shall be by way of A.C. Skinner Parkway, 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 sixty (60) square feet in area and twenty (20) feet in height.
- (2) Directional signs shall not exceed four (4) square feet.

#### **D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

#### **E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

#### **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.

### **II. USES AND RESTRICTIONS (PARCEL “B”)**

#### **A. Permitted Uses:**

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings 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.
- (4) Hotels and motels.
- (5) 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 permit holder, and similar uses.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) 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.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (14) Churches, including a rectory or similar use.
- (15) Conservation.

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

**III. DESIGN GUIDELINES (PARCEL “B”)**

**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:* 10 feet
- (7) *Maximum height of structures:* 60 feet

**B. Ingress, Egress and Circulation:**

(2) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

c. Vehicular access to the Property shall be by way of A.C. Skinner Parkway, 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.

d. 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.*

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

### **C. Signs.**

None.

### **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. STATEMENTS**

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

Development allows for alternate uses to CCG-1 commercial zoning category to meet market conditions and demands of the area.

### **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 areas will be maintained by the owner.

## **VIII. 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.
- D. Allows for alternate use to meet market demands.