

Exhibit "D"

Southwest Quadrant JTB/I-295 PUD

March 18, 2016

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: a portion of 167741-0540
- B. Current Land Use Designation: RPI
- C. Current Zoning District: CO
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: RPI and (for 9.92 acres) CGC

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

He Otter, LLC, Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner, Jr. Living Trust, and Southeast Land Strategies, LLC, (the "Applicant") propose to rezone approximately 116.32 acres of property located on the east side of Gate Parkway and at the southwest quadrant of J. Turner Butler Boulevard and Interstate-295 from Commercial Office ("CO") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a pedestrian-friendly mixed-use development, which may include a mix of residential, office, institutional, commercial, and recreational uses. The PUD allows for a diversity of uses, building types, and recreational spaces to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan which is **Exhibit "E"** to this application.

Currently, the Property is designated as Residential-Professional-Institutional (RPI) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. Concurrent with this rezoning application, the Applicant is seeking an amendment to the FLUM designating 9.92 acres of the Property as Community/General Commercial (CGC). The PUD shall be developed consistent with the applicable RPI and, if adopted, CGC land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	RPI	PUD	Commercial, Multifamily Residential
East	MU	PUD	Vacant
North	MU, CGC, BP	PUD, IBP	Interchange, Commercial,

			Multifamily Residential
West	RPI, MDR	CO, PUD, RMD-A	Governmental Office, Vacant, Multifamily Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

Regarding the portions of the Property designated as RPI: Commercial uses, as described in Section IV.E. below, shall not exceed fifty percent (50%) of the gross RPI acreage of the Property; Residential uses and Office/Institutional uses, as described in Sections IV.C. and D. below, each shall not exceed ninety percent (90%) of the gross RPI acreage of the Property; and the maximum residential density shall be thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD.

Regarding the portions of the Property which may be designated as CGC, if adopted: Residential uses, as described in Sections IV.C. below, shall not exceed eighty (80%) percent of the gross CGC acreage of the Property; and the maximum residential density shall be forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD.

Maximum densities/intensities shall be as follows:

Residential (Apartments/Single Family; Sections IV.C. 1 and 4 below): up to 950 units.

Condominiums/Townhomes (Sections IV.C. 2 and 3 below): up to 180 units.

Office/Institutional (Sections IV.D below, excluding Senior housing): up to 350,000 enclosed square feet (not including parking structures).

Senior Housing (Section IV.D.1.c below): up to 175 units/beds.

Commercial (Section IV.E. below, excluding Hotel): up to 103,500 enclosed square feet (not including parking structures).

Hotel (Section IV.E.1.n below): up to 140 rooms.

The Applicant may convert the above permitted densities/intensities upon notification to the Planning and Development Department pursuant to the Conversion Table attached as **Exhibit “2,”** which is based upon p.m. peak hour trip generation. The above densities/intensities correspond generally to the ITE Trip Generation Manual land use codes as identified in **Exhibit 2.** Any permitted uses which do not correspond to the ITE Trip Generation Manual land use codes as identified in **Exhibit 2** shall be analyzed pursuant to the most comparable ITE Trip Generation Manual land use code, subject to the review and approval of the Planning and Development Department.

B. PUD Site Plan and Parcels

The PUD Site Plan dated March 1, 2016, **Exhibit E**, shows the uses to be permitted in parcels within the Property. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, 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, as described in Sections IV.C. through IV.F. below, shall be permitted uses in the parcels as follows:

In the Mixed Use Village as shown on the PUD Site Plan, Residential, Office/Institutional, Commercial, and Conservation/Open Space uses and related amenities, as described in Sections IV. C., D., and F., below, shall be permitted. The Residential, Office/Institutional, and Commercial uses may include uses which are integrated horizontally and vertically, with associated shared parking.

In the Market Village as shown on the PUD Site Plan, Commercial, Office/Institutional uses, and Conservation/Open Space uses and related amenities, as described in Sections D., E., and F., below, shall be permitted. The Commercial and Office/Institutional uses may include uses which are integrated horizontally and vertically, with associated shared parking.

C. Residential

1. **Apartments**

a. *Permitted uses and structures.*

- (i) Rental apartments.
- (ii) Leasing/management offices, models, and similar uses.
- (iii) Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar 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 IV.K.3., below.
- (viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

(x) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Permitted accessory uses and structures.* As accessory to the Apartment use within the PUD, child or day care centers with fewer than 15 children or adults, establishments for the sale of convenience goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the Apartment use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Apartment use.* The “Property” in “Minimum Setback from Property Boundary” refers to the Property described in Exhibit 1.

(i) *Minimum lot width*—None.

(ii) *Maximum gross density*—Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front—None.

(b) Side—None.

(c) Rear—None.

(v) *Minimum Setback from Property Boundary*—Twenty (20) feet.

(vi) *Maximum height of structure.* See Section IV.G., below.

d. *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 a windowless end wall of a structure and another structure within the same lot shall be at least ten (10) feet.

2. **Condominiums**

a. *Permitted uses and structures.*

- (i) Condominiums.
- (ii) Sales/management offices, models, and similar uses.
- (iii) Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents.
- (vi) Structured parking, including detached or attached garages.
- (vii) Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.K.4. below.
- (viii) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3 below.
- (ix) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (x) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- (xi) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Permitted accessory uses and structures.* As accessory to the condominium use within the PUD, child or day care centers with fewer than 15 children or adults, establishments for the sale of convenience goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the condominium use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Condominium use.* The “Property” in “Minimum Setback from Property Boundary” refers to the Property described in Exhibit 1.

- (i) *Minimum lot width*—None.
- (ii) *Maximum gross density*— Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front—None.

(b) Side—None.

(c) Rear—None.

(v) *Minimum Setback from Property Boundary*—Twenty (20) feet.

(vi) *Maximum height of structure.* See Section IV.G. below.

d. *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 a windowless end wall of a structure and another structure within the same lot shall be at least ten (10) feet.

3. **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) Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.K.4. below.

(vii) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3. below.

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

(ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

(x) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.* These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.

(i) *Minimum lot width.* —Fifteen (15) feet; for end units, twenty-five (25) feet.

(ii) *Maximum gross density*—Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—Eighty-five percent (85%). The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) *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.

(b) *Side*—Zero (0) feet, and ten (10) feet for end units.

(c) *Rear*— Ten (10) feet; for units with garages facing the rear and with alley access, zero (0) feet from face of garage to alley right-of-way and three (3) feet from building face to alley right-of-way.

(v) *Minimum Lot Area*—1500 square feet.

(vi) *Maximum height of structure.* Forty (40) feet.

c. *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.

d. *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 front or rear yard or side yard (where there is a side yard) but shall not be located within five (5) feet of any right-of-way.

e. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building.

f. *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 a windowless end wall of a structure and another structure within the same lot shall be at least ten (10) feet.

4. **Single Family**

a. *Permitted uses and structures.*

- (i) Single family detached dwellings.
- (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) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3. below.
- (vii) Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.K.4. below.
- (viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- (x) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Single Family use.* These requirements permit at least three types of single family configurations: front street access with garages; front street access with common parking; and rear alley access.

(i) *Minimum lot width.* —Thirty (30) feet.

(ii) *Maximum gross density*— Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—Eighty-five percent (85%). The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide ample open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) *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.

(b) *Side*—Three (3) feet.

(c) *Rear*—Ten (10) feet; for units with garages facing the rear and with alley access, zero (0) feet from face of garage to alley right-of-way and three (3) feet from building face to alley right-of-way.

(v) *Maximum height of structure.* 35 feet; provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of 35 feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Single Family 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.

d. *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 front or rear yard or side yard (where there is a side yard) but shall not be located within five (5) feet of any right-of-way.

D. Office/Institutional

1. *Permitted uses and structures:*

a. Professional and business offices.

b. Medical uses, including:

(i) Medical, dental and chiropractic offices or clinics

(ii) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.

(iii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.

(iv) Hospice facilities and overnight-stay facilities for families and caregivers of patients.

c. 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.

d. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

e. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.

f. Mortgage brokers, stockbrokers, and similar financial institutions.

g. Churches including a rectory, day care and /or school, and similar uses.

h. Schools meeting the performance standards and development criteria set forth in Section IV.K.9 below.

i. Colleges and universities.

j. Vocational, trade and business schools.

k. Public buildings and facilities.

l. Libraries, museums, and community centers.

m. Art galleries, 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.

n. Museums, art galleries, music studios, and theaters for stage performances may include bottle clubs or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.

o. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

p. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

q. Radio and television broadcasting studios and offices.

r. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3 below.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Office/Institutional use.* The “Property” in “Minimum Setback from Property Boundary” refers to the Property described in Exhibit 1.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

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

(a) Front—None.

(b) Side—None.

(c) Rear—None.

d. *Minimum Setback from Property Boundary*—Twenty (20) feet.

3. *Maximum height of structure.* See Section IV.G. below.

E. Commercial

1. *Permitted Uses and Structures:*

a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through

and drive-in facilities and other similar uses and, in the CGC acreage, restaurants with drive-through and drive-in facilities.

b. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

c. Fruit, vegetable, poultry or fish market.

d. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.

e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both.

f. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.

g. Within the RPI acreage of the Property, establishments or facilities in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production; provided, however, that this sub-section shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

h. Within the CGC acreage of the Property, if adopted, breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.

i. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.K.6 below.

j. Restaurants with on premises consumption of beer, wine and alcohol.

k. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

l. Restaurants with the outside sale and service of food.

m. Retail and restaurant kiosks (static or mobile kiosks).

n. Hotels and motels, limited to the CGC acreage, if adopted.

o. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.K.8 below.

p. Blueprinting and job printing.

q. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.

r. Express or parcel delivery offices, but not trucking distribution centers.

s. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.K.10 below.

t. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.K.5 below, which may include outdoor sales, entertainment, and public displays.

u. Parking decks and parking garages.

v. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.

w. Child and adult day care centers meeting the performance standards in Section IV.K.1 below.

x. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.K.7 below.

y. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers subject to performance standards in Section IV.K.2 and 3 below.

z. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.

aa. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

bb. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and*

Maximum height of structures for each Commercial use. The “Property” in “Minimum Setback from Property Boundary” refers to the Property described in Exhibit 1.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

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

(a) Front—None.

(b) Side— None.

(c) Rear— None.

d. *Minimum Setback from Property Boundary*—Twenty (20) feet.

Maximum height of structure. See Section IV.G. below.

F. Conservation/Open Space

1. *Permitted Uses and Structures:*

a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.

d. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

e. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

f. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3 below.

2. *Minimum lot requirement (width and area):* None.

3. *Maximum lot coverage by all buildings:* None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

4. *Minimum yard requirements:* None.

5. *Maximum height of structure:* None.

G. Permitted Heights.

For all Apartments, Condominiums, Office/Institutional, and Commercial uses, the maximum height of structures shall be thirty-five (35) feet; provided, height may be unlimited where the required Minimum Setback from Property Boundary is increased one (1) foot for every one (1) foot of building height in excess of thirty-five (35) feet.

The height limitations provided herein do not apply to significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy.

Additionally, the maximum height of communication towers is as provided in Part 15 of the City of Jacksonville Zoning Code.

H. Silviculture.

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

I. 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 Ordinance Code.

J. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. Accessory uses and structures in a residential district shall include noncommercial greenhouses and plant nurseries, private garages, private boathouses or boat shelters, toolhouses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.

2. Accessory uses for a Townhome or Single Family Residential use shall not be located in required front or side yards except as follow

a. On double frontage lots, through lots and corner lots, accessory uses and structures may be located only in a required side yard.

b. Accessory structures for the housing of persons shall not be located in a required yard.

c. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than one (1) foot from a lot line.

3. An apartment, guestroom, and/or bonus room may be located above a detached accessory structures such as a carport or garage if such apartment or room is located behind the principal structure and the building footprint of the detached accessory structure is limited to 25 percent of the gross floor area of principal structure on the lot, or 750 square feet, whichever is less. Such an apartment or room shall not constitute a "unit" in the calculation of density.

K. Additional Performance Standards

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

1. Child or day care centers shall be permitted subject to the following conditions:

a. 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.

2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.

3. Essential services (utility systems) shall be permitted subject to the following conditions:

a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.

4. Home occupations shall be permitted subject to Section 656.401(n)(1), (2), and (4), Ordinance Code.

5. Off-street parking lots shall be permitted subject to the following condition:

a. There shall be no storage, sales or service activity of any kind on these lots.

b. Vehicles parked on the lot shall be limited to automobiles for employee and customer parking.

c. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.

6. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:

a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.

7. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:

a. The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. For example, prior to New Year's Day and the Fourth of July - legal fireworks; prior to Christmas - Christmas trees and ornaments; prior to Halloween - costumes and decorations related to Halloween. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.

b. There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Ordinance Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.

c. There shall be adequate access to the site from the right-of-way, such that the temporary outside retail sales will not result in undue traffic congestion. The site plan for the site shall be submitted to the City Traffic Engineer for review and approval to ensure that access to the site from the right-of-way will not result in undue traffic congestion, prior to the issuance of the permit by the Chief of the Building Inspection Division.

d. Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.

8. Private clubs, conference centers, and meeting facilities shall be permitted subject to the following condition:

a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

9. Schools shall be permitted subject to the following conditions:

a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from any residential properties outside and adjacent to the Property to the extent that it interferes with the residential use of that area.

10. 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.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Gate Parkway and via the proposed vehicular internal circulation as shown on the PUD Site Plan. The proposed vehicular internal circulation as shown on the PUD Site Plan is conceptual and may be subject to revision during final design, engineering, and permitting. Internal traffic circulation may be via dedicated public streets, approved private streets, or private drives and will be phased to provide access as development occurs. For individual lots within the PUD which may be owned in fee simple, there shall be no required street frontage or access. No additional median cuts (in addition to existing median cuts) on Gate Parkway are proposed. Median cuts and right-in, right-out access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right-in, right-out access points in addition to those shown on the PUD Site Plan may be permitted by minor modification.

Street festivals are permitted on streets or drives within the Property (not including Gate Parkway), subject to any applicable licensing or permitting by the City of Jacksonville.

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 and Lake/Greenway Area

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include the parks, open space, pedestrian walks and trails, bikeways, and other recreational uses located within the Lake/Greenway area shown on the PUD Site Plan, elsewhere within the PUD, or within any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a residential use.

In Apartment, Condominium, and Townhome uses within the PUD, active recreation/amenities (including active recreational facilities such as a playgrounds 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 per residential unit cumulatively throughout the PUD.

In Single Family uses within the PUD, active recreation/amenities (including active recreational facilities such as playgrounds 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 one acre of recreation land per one hundred (100) residential units cumulatively throughout the PUD.

As shown on the PUD Site Plan, a Lake/Greenway area runs through the center of the Property. This area, a minimum of 16.2 acres, will be limited to Conservation/Open Space uses and related amenities as described in Section IV.F. above. The depiction of the Lake/Greenway area on the PUD Site Plan is conceptual and may be subject to revision during final design, engineering, and permitting.

For each residential use, the preliminary sketch plan submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications (including recreation land area and information regarding the active recreation facilities to be included) demonstrating compliance with these standards cumulatively throughout the PUD.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

1. *Buffers*

The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within

the PUD are considered compatible with each other and no buffers between such internal uses are required' provided, however, that the buffer required under Section 656.1216 shall be required between a minor and major repair service garage and any Residential uses.

2. *Parking Fields*

Conceptual illustrations, attached as Composite **Exhibit "3,"** show the parking dimensions, streetscape and landscape intent of the landscape islands and placement of trees in the parking fields, which shall supersede the provisions of Sections 656.607 and 656.1214, Ordinance Code.

3. *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 turn lanes to meet the needs of the travelling public).

4. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. 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. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. Project Identity Elevated Signs on JTB-I-295.

A maximum of three (3) identity elevated signs will be permitted at locations fronting J. Turner Butler Boulevard and Interstate 295 for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to J. Turner Boulevard and/or Interstate 295. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These elevated signs will not exceed fifty (50) feet in height and three hundred (300) square feet (each side) in area. These signs will be located not less than two hundred (200) feet apart.

2. Project Identity Monument Signs on Gate Parkway.

A maximum of three (3) identity monument signs will be permitted at locations fronting Gate Parkway for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to Gate Parkway. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These monument signs will not exceed thirty-five (35) feet in height and two hundred (200) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart. As part of verification of substantial compliance with this PUD, prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for consistency with this PUD a plan showing the location, height, size, and design of the sign.

3. Individual Commercial and/or Office/Institutional Uses: Identity Monument Signs.

Identity monument signs are permitted for each individual Commercial and Office/Institutional use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage shall be subject to the height and size limitations below.

- a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.
- b. Signage for lots with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.
- c. Signage for lots five (5.0) acres to twenty (20) acres may not exceed twenty (20) feet in height and seventy-five (75) square feet (each side) in area.
- d. Signage for lots with greater than twenty (20) acres may not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.
- e. No monument signs shall be located less than one hundred (100) feet apart.

4. Residential Uses: Community Identity Monument Signs.

Identity monument signs are permitted for each Residential use or development.

Each Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen (15) feet in height. Along limited access road frontage (J. Turner Butler Blvd. and I-295), sign face area is maximum fifty (50) square feet; along other street frontage, sign face area is maximum twenty-four (24) square feet. No monument signs shall be located less than one hundred (100) feet apart.

5. Other Signs.

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs.

Additionally, wall and awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and, cumulatively (both wall and awning signage), will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way.

Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	Min Dist Btwn Signs (ft.)
Project Identity Elevated Signs on JTB/I-295	On JTB and I-295	3	300	50	200
Project Identity Monument Signs on Gate Parkway	On Gate Parkway	3	200	35	100
Commercial/Office/Institutional Identity Monument	Lots less than 1.5 acres	1 Per Lot	25	10	100
Commercial/Office/Institutional Identity Monument	Lots 1.5 acres to 5 acres	1 Per Lot	50	15	100
Commercial/Office/Institutional Identity Monument	Lots 5 acres to 20 acres	1 Per Lot	75	20	100
Commercial/Office/Institutional Identity Monument	Lots greater than 20 acres	1 Per Lot	100	20	100
Residential Community Identity Monument	Project Wide	Up to 2	50/24	15	100
Wall Signs	Project Wide		10% cumulative (with awning and projecting) of sq ft of occupancy frontage		
Projecting Signs	Project Wide		10% cumulative (with awning and wall) of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% cumulative (with wall and projecting) of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Festival Banners	Project Wide on Light Poles	N/A			

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

The the maximum residential density of forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD has been placed on the CGC acreage in part as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit on the CGC acreage can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density on the CGC acreage.

I. 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 additional and superseding provisions:

1. 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. Movie Theater 1.0 space per 6.0 seats
- d. Hotel: 1.0 space per room
- e. Senior Housing: 1.0 space per 2 units/beds
- f. Residential Single Family and Townhomes:
2 spaces per dwelling unit
- g. Residential Apartments and Condominiums

1.35 spaces per dwelling unit

2. A minimum of two (2) loading spaces per Apartment or Condominium development shall be provided.

3. For residential uses, required parking may be provided in garages, driveways, carports, or common parking. Tandem parking also is permitted.

4. Shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department.

5. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.

6. Parking is permitted within, along, and beside, and directly accessing, approved private streets and private drives, subject to the review and approval of the Planning and Development Department. As an illustrative example of such parking, see Composite **Exhibit 3**.

7. Parking is permitted within, along, and beside, and directly accessing, dedicated public streets within the Property (not including Gate Parkway), subject to the review and approval of the Planning and Development Department and the Public Works Department. As an illustrative example of such parking, see Composite **Exhibit 3**.

8. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, a study of proposed parking for a mix of identified uses may be submitted to the Planning and Development Department, subject to its review and approval, demonstrating that the total parking requirements for such uses may be reduced as part of the verification process to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

9. The PUD may provide for more parking than is required to the extent the owner or developer may deem it necessary and appropriate.

J. Lighting

To minimize the effects of site lighting on any residential properties adjacent to but outside of the Property, directional site lighting fixtures will be utilized along the Property boundaries with any adjacent residential properties to cast light downward onto the PUD site.

K. Stormwater Retention

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

L. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 24, 2016.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the mixed use nature of the proposed development, the residential density of abutting and nearby existing developments, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed residential densities within the PUD, including the maximum density permitted in the CGC acreage of the PUD, are appropriate and compatible with abutting and nearby development.

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 includes limitations on uses to ensure compliance with the RPI and, if adopted, CGC land use categories; it provides for maximum densities/intensities and conversion of those uses; it limits certain uses to certain parcels as shown on the PUD Site Plan; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, maximum height of structures, and separation between structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; for townhome and single family uses, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which allow for urban, traditional neighborhood designs; it consolidates under Office/Institutional uses office, medical, and institutional uses which are otherwise set forth in multiple, different zoning districts; it consolidates under Commercial uses various neighborhood and community retail uses intended to be appropriate in scale to the area and which are otherwise set forth in multiple, different zoning districts; it sets for in Conservation/Open Space uses various passive and active recreational uses and conservation uses which will serve the overall PUD uses; it contains a unique permitted height provision using the overall Property boundary; it provides for silviculture and land clearing uses throughout the PUD; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed use design of this PUD; it contains unique access provisions specifying accesses at Gate Parkway and

permitting flexibility in internal traffic circulation design; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it specifies the uses permitted in the Lake/Greenway area on the PUD Site Plan; it includes variations from the landscaping provisions consistent with the urban design of this PUD; it provides for use-specific signage tailored to the frontage on limited access highways as well as to Gate Parkway and internal street frontage; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned multi-use development.

IX. PERMISSIBLE USES BY EXCEPTION

There are no permissible uses by exception.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Southeast Land Strategies, LLC

Planner/Engineer: ETM, Inc.

Architect: RTKL

XI. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”**

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the RPI land use category and the proposed CGC land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System and the TMA Development Agreement 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.

Exhibit 2 - Land Use Conversion Matrix

LUC		Converting To										
		210	220	223	230	252	310	710	814	820		
Converting From	Description	Single Family	Apartments	Mid-Rise Apartments	Condo/Townhome	Senior Housing	Hotel	Office	Specialty Retail	Shopping Center		
	Unit	Unit	Unit	Unit	Beds	Rooms	1,000 sf	1,000 sf	1,000 sf			
	Trip Rate	0.8368	0.3874	0.3768	0.2889	0.1486	0.6429	0.6229	1.5556	3.8937		
210	Single Family	Unit	0.8368		2.1600	2.2208	2.8965	5.6312	1.3016	1.3434	0.5379	0.2149
220	Apartments	Unit	0.3874	0.4630		1.0281	1.3409	2.6070	0.6026	0.6219	0.2490	0.0995
223	Mid-Rise Apartments	Unit	0.3768	0.4503	0.9726		1.3043	2.5357	0.5861	0.6049	0.2422	0.0968
230	Condo/Townhome	Unit	0.2889	0.3452	0.7457	0.7667		1.9441	0.4494	0.4638	0.1857	0.0742
252	Senior Housing	Beds	0.1486	0.1776	0.3836	0.3944	0.5144		0.2311	0.2386	0.0955	0.0382
310	Hotel	Rooms	0.6429	0.7683	1.6595	1.7062	2.2253	4.3264		1.0321	0.4133	0.1651
710	Office	1,000 sf	0.6229	0.7444	1.6079	1.6531	2.1561	4.1918	0.9689		0.4004	0.1600
814	Specialty Retail	1,000 sf	1.5556	1.8590	4.0155	4.1285	5.3846	10.4684	2.4197	2.4974		0.3995
820	Shopping Center	1,000 sf	3.8937	4.6531	10.0509	10.3336	13.4777	26.2026	6.0565	6.2509	2.5030	

Notes: Based on the average net new external PM Peak Hour Trips from the 5th edition of the Institute of Transportation Engineer's *Trip Generation Manual* and TMA internal and Pass-by percentages

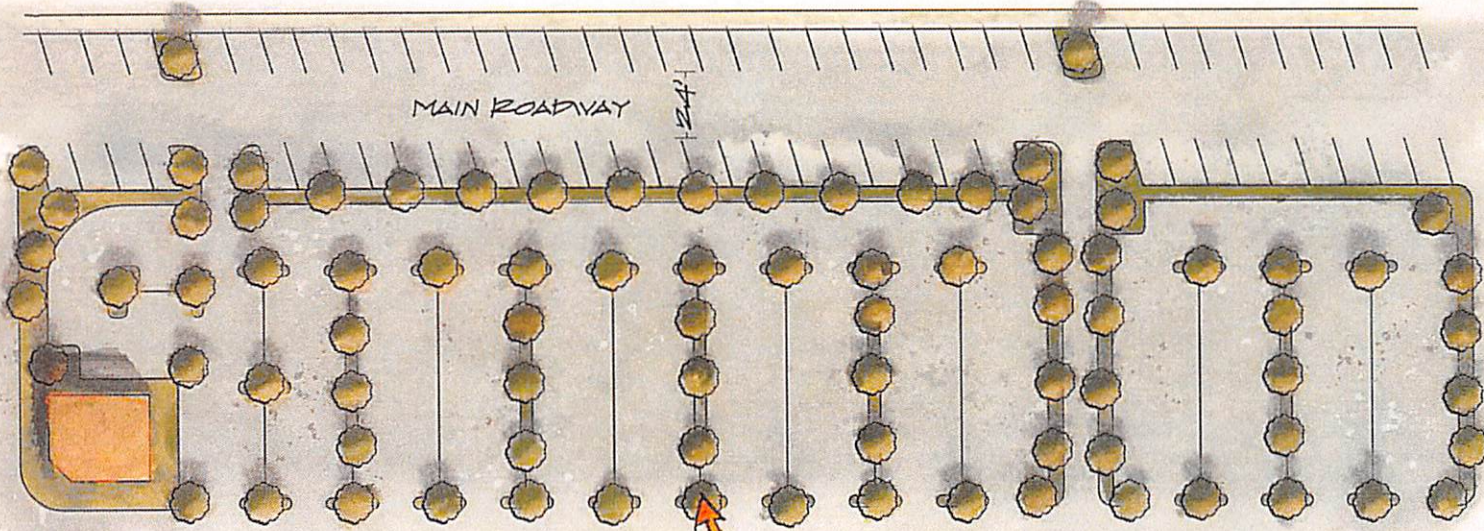
Example 1 - Convert 50,000 sf of office to commercial
 $50 \times 0.1600 = 8.000$ 50,000 sf of office is equivalent to 8,000 sf of commercial space

Example 2 - Convert 50,000 sf of office to apartments
 $50 \times 1.6079 = 80.395$ 50,000 sf of office is equivalent to 80 apartment units

Example 3 - Convert 200 hotel rooms to commercial
 $200 \times 0.1651 = 33.020$ 200 hotel rooms is equivalent to 33,020 sf of commercial space

Example 4 - Convert 50,000 sf of commercial to apartments
 $50 \times 10.0517 = 502.585$ 50,000 sf of commercial is equivalent to 503 apartment units

Exhibit 2



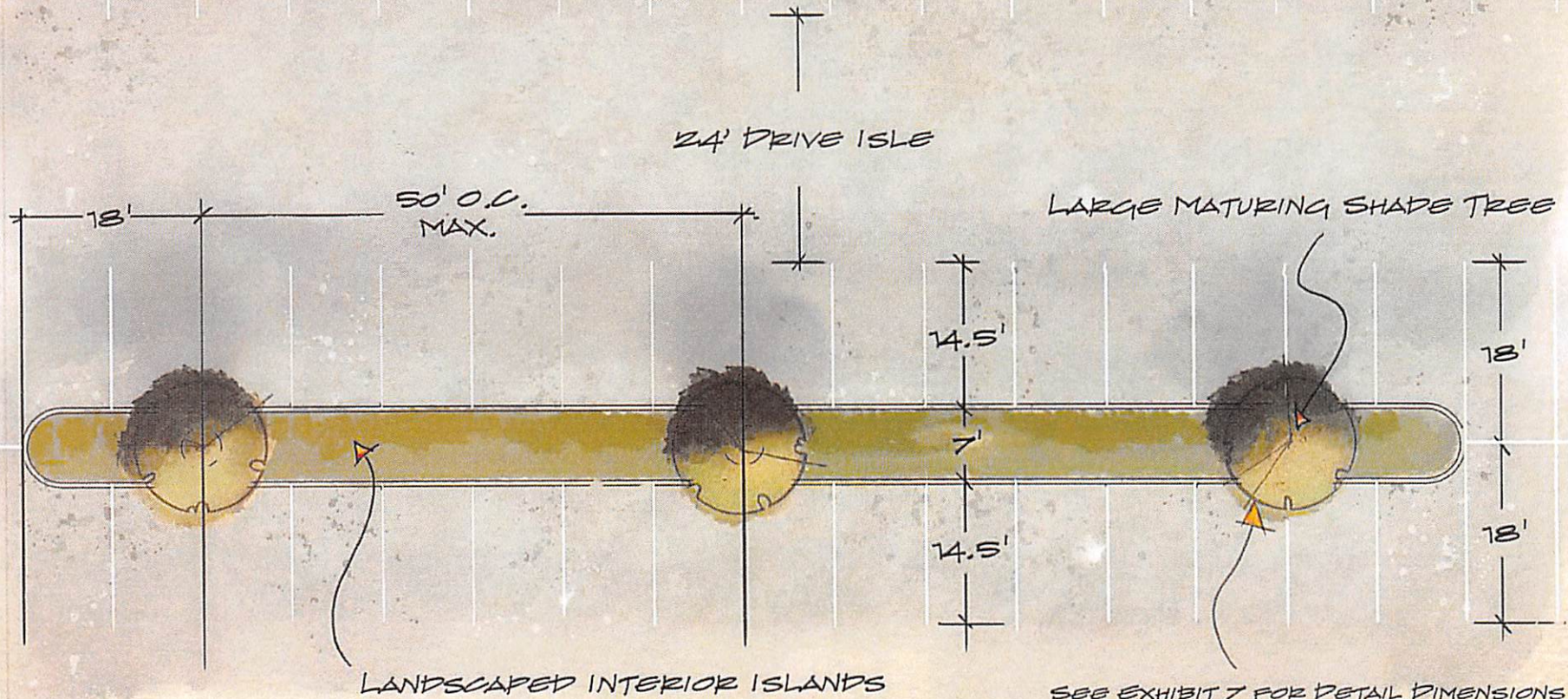
SEE EXHIBITS 2A & 2B FOR DETAIL DIMENSIONS OF LANDSCAPE ISLANDS



PARKING AREA DIMENSIONS

EXHIBIT 3
MARCH 7, 2016

TYPICAL INTERIOR LANDSCAPE ISLANDS



SEE EXHIBIT 7 FOR DETAIL DIMENSIONS OF LANDSCAPE ISLAND SECTION

EXHIBIT 3A
MARCH 7, 2016



TYPICAL LANDSCAPE ISLAND SECTION

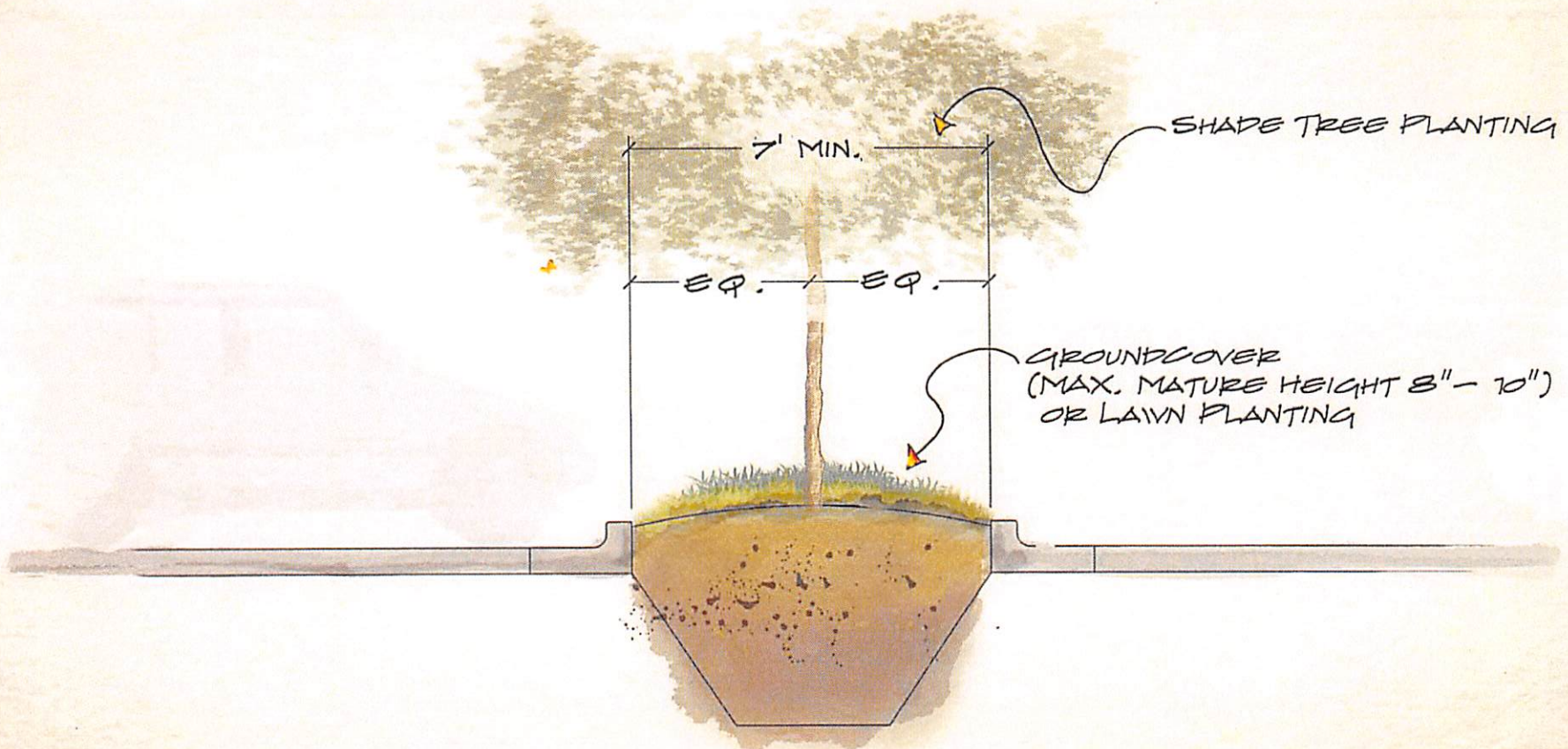


EXHIBIT 3B
MARCH 7, 2016

Exhibit "F"

Total gross acreage	113.3	100%
Amount of each different land use by acreage		
Multi-Family	43.1	38%
Hotel / Commercial	14.2	13%
Office	28.4	25%
Total number and type of dwelling units by each type of same	950 d.u.	NA
Total amount of active recreation	3.3	3%
Total amount of passive open space	16.2	14%
Amount of public and private rights-of-way	8.1	7%
Maximum coverage of buildings and structures at ground level		
Hotel / Commercial	103,500 s. f.	17%
Office	131,350 s.f.	11%

The land use estimates in this table are subject to change within the allowable densities and intensities of use and the conversion Table in Exhibit 2 of this PUD.