

# Exhibit D

## REVISED WRITTEN DESCRIPTION

7710 Shindler Drive PUD

RE#: 016435-0010

November 1, 2016

### I. PROJECT DESCRIPTION

The Applicant proposes to rezone approximately 1.69± acres of property from RR-ACRE to PUD. The subject property is located at 7710 Shindler Drive, and is more particularly described in the legal description attached as Exhibit “1” to this application (the “Property”). The nature of the Property has changed dramatically with the four lane widening of both Shindler Drive and Collins Road, the opening of the Collins Road interchange on I-295, together with the extension of Collins Road west to Old Middleburg Road, thereby placing the Property at the intersection of two “Collector Roadways”. The impact of these road improvements has greatly increased the traffic counts and rendered the Property not usable for residential development.

The Property was previously used for a Clay Electric substation and cell tower. Currently, the Property is vacant, with only a cell tower remaining. This PUD rezoning is being sought to add Commercial Residential Office (CRO) as an allowable secondary use, specifically, medical office, office and day care, and similar uses. The development is designed to utilize the existing large natural wooded buffers adjoining the residential homes bordering the west and south property lines of the site. The proposed site plan sets the proposed day care building approximately 75’ away from the southerly property line and approximately 100’ from the westerly property line. A conceptual site plan depicting this redevelopment plan is attached as Exhibit E (the “Site Plan”).

CRO zoning is a secondary zoning district within the LDR land use, thereby making the subject property consistent with the Comprehensive Plan for certain limited commercial uses.

**Project Name:** 7710 Shindler Drive PUD

**Project Architect/Planner:** Gray Edwards

**Project Engineer:** Gray Edwards

**Project Developer:** Collins/Shindler LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 1.69

**Total number of dwelling units:** N/A

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

**Total amount of recreation area:** 6,965 s.f.

**Total amount of open space:** 0.43 acres

**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 phasing scheduled. Initiation/completion dates have not yet been determined.

### **III. USES AND RESTRICTIONS**

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

1. Medical and dental or chiropractor office, or clinics (but not hospitals)
2. Professional or business offices
3. Day care centers meeting the performance standards and development criteria set forth in Part 4 for Commercial Office (CO)
4. Multiple-family dwellings
5. Banks, savings and loan institutions, and similar uses
6. Employment office (but not a day labor pool)
7. Day care centers meeting the performance standards and development criteria set forth in Part 4 for Commercial Residential Office (CRO), (specifically items 3, 6, 7, 8)
8. Drive-through facilities in conjunction with a permitted or permissible use or structure

#### **B. Permissible uses by exception**

There shall be no permitted uses by exception.

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

Accessory uses and structures are permitted as provided in Section 656.403, Zoning Code; provided that accessory uses and structures may be located in a required front or side yard.

## IV. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code, in that it allows for commercial uses as secondary uses and the development standards are those of the CRO zoning category.

### 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.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. *Minimum lot requirement (width and area).* None.
2. *Maximum lot coverage by all buildings.* None.
3. *Minimum yard requirements.*
  - a. Front - zero (0) feet.
  - b. Side - zero (0) feet.
  - c. Rear - ten (10) feet.

*Note:* Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks

4. *Maximum height of structures.* Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

### B. Ingress, Egress and Circulation:

1. **Parking:** Notwithstanding Part 6, the proposed number of parking spaces is 46 and illustrated in Exhibit E, "Site Plan", attached hereto. The construction of the proposed building, as depicted on the Site Plan, will comply with the requirements of Part 6 as to the use(s) conducted in said building only. Parking within the PUD may be shared with other uses as long as the Property in its entirety provides sufficient parking for all proposed uses.

2. **Vehicular Access:** Existing access to the Property is from Collins Road, with additional access provided from Shindler Drive.

**3. Pedestrian Access:** There are existing sidewalks along both the Collins Road and Shindler Drive fronting the Property.

**C. Signs.** Signage serving the Property will consist of a monument sign at the northeast corner of the property, directional signage at both entry points on Collins Road and Shindler Drive and signs mounted on the north and east exterior walls of the building. The signs shall not exceed 24 square feet.

**D. Architectural Controls:** Dumpsters, propane tanks (if any), and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located, or to be located, on the Property, such that the dumpster, propane tank, and similar appurtenances are screened from view from surrounding roadways and adjacent properties.

**E. Landscaping/Screening:** The existing landscape buffers on the westerly and southerly property lines, bordering the existing residences will be maintained as much as possible. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

**F. Lighting:** Any new lighting fixtures shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas. All lighting lamp sources within parking areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed twenty feet (20’- 0”). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

**G. Conceptual Site Plan:** The configuration of the proposed development is depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed future development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**H. Stormwater Retention:** Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.

**I. Modifications:** Amendment to this approved PUD district may be accomplished through either an administrative deviation, administrative modification or minor modification.

## **VI. PUD DEVELOPMENT CRITERIA**

**A. Consistency with the Comprehensive Plan:** The proposed Day Care, Office and Medical Office commercial uses are consistent with Policies 1.1.12, 1.3.4, 3.2.2, 3.2.8, 3.2.10, and 3.2.14 of the Future Land Use Element of the 2030 Comprehensive Plan.

B. **Consistency with the Concurrency Management System:** The development will comply with the requirements of the Concurrency Management System.

C. **Allocation of Residential Land Use:** No residential development is proposed.

D. **Usable Open Spaces, Plazas, and Recreation Areas:** The site plan illustrates a Day Care Play Ground, together with landscaped open space. As provided in Ordinance 2003-192-E, the Property is not a recreational attraction or gathering place. On site recreation for customers and/or employees, if any, may be provided in the enclosed square footage.

E. **Internal Compatibility:** The proposed PUD contains limitations on the permitted commercial uses, as well as a common development scheme and unified aesthetic theme.

F. **External Compatibility/Intensity of Development:** Surrounding future land use designations and zoning districts include: 1) To the east, PUD RES LD 3-7 UNITS PER AC, 2) To the south and west, PUD RES LD 3-7 UNITS PER AC, 3) To the north, RLD-60, RES LD 3-7 UNITS PER AC. The Commercial Neighborhood uses being added by this PUD rezoning are all less intensive commercial uses than the Clay Electric Sub-station use that previously operated on the Property.

G. **Impact on Wetlands:** There are no wetlands on the Property.

H. **Listed Species Regulations:** The Property is less than fifty acres; therefore, a listed species survey is not required.