

Exhibit "D"
Written Description
Shaw 103rd Street PUD
Written Description (Revised)
September 4, 2016

SUMMARY DESCRIPTION OF THE PROPERTY

- A. 4.54 acres, 103rd Street, Surrounded by Commercial uses, proposed GCC Uses
- B. Current Land Use Designation: CGC
- C. Current Zoning District: PUD
- D. Proposed Land Use Designation: CGC
- E. Requested Zoning District: PUD
- F. RE #: Part of 015395-0000;
- F.

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 4.54 ± acres of property from Planned Unit Development (PUD) to Planned Unit Development (PUD). The Property is located on the south side of 103rd Street West of Piper Glen Blvd., as shown on Exhibit "K" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibits "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a mixed use commercial development. The Property is currently operation as an Auto Repair shop and Auto and Boat storage with one single family home as a property care taker.

As depicted on the Site Plan, there will be up to two access points on 103rd Street. A combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated business community and blend the proposed development into the surrounding area.

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III. PUD DEVELOPMENT CRITERIA

A. Description of Uses.

- 1. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments,

television and radio (including repair incidental to sales), florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, dry-cleaning pickup stations, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.

2. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup and similar uses.
3. Libraries, museums, and community centers.
4. Banks, savings and loans companies, mortgage brokers, stockbrokers and other financial institutions and similar uses, includes drive-through and drive-up facilities.
5. Express or parcel delivery offices, but not trucking distribution centers.
6. Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
7. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, movies theaters and similar uses.
8. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, theaters for stage performances, vocational, trade or business schools and similar uses.
9. An establishment or facility that includes the retail sale and service of all alcoholic beverages for on premises or off premises consumption or both, including permanent or restricted outside sales and service, with or without the service of food.
10. Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.
11. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
12. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards set forth in Part 4 of the Zoning Code.

13. Medical, dental and chiropractic offices or clinics.
14. All types of business and professional offices.
15. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
16. Service establishments of all kinds, including automobile service station, minor and major repair and service garages, automobile storage, recreation vehicle storage, semi-truck and boat storage, retail sale of automobiles, trailers and trucks sales, equipment sales, auto laundries, restaurants, laundries or dry cleaning establishments, veterinarians or animal boarding kennels, pest control, carpenter or cabinet shops, home equipment rentals, ice delivery stations, job printing or newspapers.
17. Athletic complexes, go cart tracks and similar uses.
18. Fruit, vegetable, poultry or fish markets.
19. All types of professional and business offices.
20. Wholesaling, warehousing, storage, jobbers, distribution business or construction equipment rental.
21. Churches, including a rectory or similar use.
22. Personal property storage establishments.
23. One Single Family dwelling for a property caretaker.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:
 - a. Front - None.
 - b. Side ó None.
 - c. Rear - Ten (10) feet.

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

2. *Minimum lot requirements.* None.
3. *Maximum height of structures.* Thirty-five (35) feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of thirty five(35) feet, not to exceed sixty (60) feet.
4. *Maximum parcel coverage by all buildings.* None.

IV. COMMON PUD DEVELOPMENT CRITERIA.

- A. **Access.** Access to the site will be from 103rd Street. As indicated on the Site Plan, the Property will have two primary access points. Internal roads may be private or public. The design of the access points and internal road as shown on the Site Plan may vary prior to development; provided, however, that the final design of each shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.
- B. **Pedestrian Circulation.** The site will be developed with internal walkways that will connect to any existing external sidewalk along 103rd Street at each entrance to the Property.
- C. **Signage.** The PUD shall be permitted two (2) double-faced or single-faced externally-illuminated monument signs, not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at each entrance. Multiple uses within the PUD may be identified on the signage without regard to property ownership boundaries that may exist among the individual uses.

One (1) double-faced or single-faced externally-illuminated monument signs, not to exceed fifty (50) square feet in area per sign face and ten (10) feet in height, is permitted on the both the 103 Street entry. Multiple users may be identified on the commercial sign. Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the rights-of-way. In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs. Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional Signs that indicate ways to and from property entrances, major buildings, common areas and key components of the development within the PUD, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as informational sidewalk kiosks, 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- D. Parking and Loading Requirements.** The proposed PUD will provide integrated parking to support the proposed development. Parking standards shall be applied taking into consideration the entire use or development at issue; required off-street parking may be provided off-site and may be shared with other uses, so long as the Property in its entirety provides sufficient off-street parking for all proposed uses therein.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- E. Landscaping/Fencing/Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code, including Section 656.1222 regarding commercial uses adjacent to residential zoned property; provided, however, that all required perimeter landscaping and buffering may be located within the required yard setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

- F. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible and blend in with the character of the surrounding area. Throughout the PUD, any dumpsters, compactors, propane tanks, and similar appurtenances shall be kept behind or within substantially opaque enclosures composed of the same material and painted the same color as the nearby structure within the Property, such that the dumpster,

compactors propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

- G. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- H. Utilities.** Electric power is available to the site provided for by the Jacksonville Electric Authority.
- I. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- J. Modifications.** Amendments to this approved PUD district may be accomplished by administrative deviation, administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification. PUD amendments, including administrative deviations, administrative modifications, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- K. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.** The property is consistent with CGC land use.
- B. Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence Management System.
- C. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibits address access and circulation within the site. The Property will have two primary access points. The development is designed to contain traffic circulation internal to the site. The location and final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. Internal roads may be private or public.
- D. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property

is bordered on the west by a Mixed Use Storage Facility and on the East is a wetland. The property to the South is owned by the applicant and is wet. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

- E. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.
- F. Listed Species Regulations.** The Property is less than fifty acres and therefore a listed species survey is not required.
- G. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking to support the proposed development as described above.
- H. Sidewalks, Trails, and Bikeways.** The site will be developed with an internal walkway that will connect to the existing external sidewalk along 103rd Street at each entrance to the Property.