

Exhibit D
WRITTEN DESCRIPTION
Hyperion Brewing
Revised 10/27/2016

I. PROJECT DESCRIPTION

A. A. The property is .2 acres along Main Street in Historic Springfield. The units located in a strip mall. The units are currently empty. Hyperion Brewing plans to keep the structural integrity of the building in tact. No plans for construction to the facade of the building at this time but are committed to maintaining the historical look of the neighborhood and working in conjunction with our local historic organizations when the time comes to renovate the facade of the building. Interior - again going to maintain the current structure with the wall between the two units remaining and only adding a door between the main space and back room. Walk In Coolers will be installed at the rear of the main space with restrooms for male and female (each with an ADA restroom) across from the Walk In coolers at the rear of the property. The bar will be against the north wall with bar stools for seating. On each side of our entrance we'll create small seating areas for guests and the remaining portion of the space will be used for tables and chairs for seating. Hours of operation will be Wednesday - Friday 3pm - 11pm, Saturday 12pm - 11pm, Sunday 12pm - 10pm. Days of operation will be Sunday - Monday. Employees will be working in the space 7 days a week. Monday & Tuesday will be brew days. # of Seating: We'll ensure with our architect that our occupancy load is 99 or less in the space we intend to occupy. 1744 N Main Street. 1740 N Main Street will be used as storage until we are ready to expand.

B. Project Name: Hyperion Brewing

C. Project Architect/Planner: John Allmand

D. Project Engineer: TBD

E. Project Developer: N/A

F. Current Land Use Designation: CGC

G. Current Zoning District: CCG-S

H. Requested Zoning District: PUD

I. Real Estate Number(s): 071636 0000

II. QUANTITATIVE DATA

A. Total Acreage: .2

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 5,545 SF

D. Total amount of recreation area: 0

E. Total amount of open space: Approx 2,484 SF

F. Total amount of public/private rights of way: 0

G. Total amount of land coverage of all buildings and structures: 5,545 SF

H. Phase schedule of construction (include initiation dates and completion dates): Construction to begin November 2016 and be completed by February 2016.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code? The proposed PUD allows for light manufacturing and distribution. The proposed PUD allows for the consumption of alcohol without the service of food.

Minimum Distance Requirements

This rezoning request is also seeking relief from the minimum distance requirements for the sale and consumption of beer/wine in relation to churches and schools within 1500 feet of the subject property. A zoning waiver is normally required when seeking relief from the 1500 foot distance requirement, however pursuant to the PUD rezoning request the minimum distance waiver is included within the legislative processes surrounding the PUD rezoning and therefore a separate waiver is not needed. The proposed location would not be visible to/from any of the listed locations as the site of the church is behind the rear line of the structure that will house the proposed use.

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. Per the lease agreement.

IV. USES AND RESTRICTIONS

A. Permitted uses:

- (1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.
- (2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
- (3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
- (5) Original use single-family dwellings.
- (6) Original use two-family dwellings.
- (7) Original use multiple-family dwellings.
- (8) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).
- (9) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
- (10) Homes for aged and orphans.
- (11) Nursing homes.
- (12) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.
- (14) Hospitals, sanitariums and similar uses.

- (15) An establishment or facility which includes the retail sale and service of beer or wine for off premises consumption or for on-premises
- (16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- (17) Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (20) Churches, including a rectory or similar use.
- (21) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (22) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (23) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (24) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permissible uses by exception.

- (1) New multiple-family structures.
- (2) Live-work lofts meeting the criteria set forth in Section 656.369.
- (3) Crematories.
- (4) Service stations, service garages for minor repairs and car washer.
- (5) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (7) Private clubs.
- (8) Billiard parlors.

C. Limitations on permitted uses or permissible uses by exception.

All of the permitted and permissible uses by exception in the CCG-S District are subject to the following provisions:

- (1) Sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.

D. Permitted accessory uses.

In addition to the requirements of Section 656.403, the following are also permitted accessory uses and structures:

- (1) Interior apartments in conjunction with any other permitted use if such apartments are limited to the second story of the building or to under 50 percent of the building ground floor area.
- (2) Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
- (3) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
- (4) Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: None, except as otherwise required for certain uses*
- (2) *Minimum lot width: None, except as otherwise required for certain uses*
- (3) *Maximum lot coverage: None, except as otherwise required for certain uses*
- (4) *Minimum front yard: None. Maximum ten feet*
- (5) *Minimum side yard: None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six feet shall be provided between buildings. Where the lot is adjacent to a residential district, minimum setback of 15 feet shall be provided.*
- (6) *Minimum rear yard: 15 feet*
- (7) *Maximum height of structures: (1) Principal structures: 45 feet.*
(2) Accessory structures shall be no higher than principal structures.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Springfield district overlay
- (2) *Vehicular Access.*
Existing off street parking. Deliveries will be made using the back alley.
- (3) *Pedestrian Access.*
 - a. Pedestrian access is provided by existing sidewalks

C. Signs: The signs for the property shall be consistent with the requirements of the Springfield district overlay. All signs will be approved through the sign permitting process.

D. Landscaping:

No landscape to be completed. The majority of the property is the existing building.

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

N/a

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. 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.