

# Exhibit D

## WRITTEN DESCRIPTION

### SANDLER OAKS

March 31, 2017

#### I. PROJECT DESCRIPTION

- A. Atwill, LLC (the "Applicant") proposes to rezone approximately +/- 43.79 acres of property (the "~~Subject~~ Property") from RR-Acre to a Planned Unit Development ("PUD") to permit development of the subject property as a ~~170~~<sup>197</sup> ~~197~~ 170 lot single family residential subdivision. This property is currently owned by Audrey Ann Campbell, Dwayne Allen Waxer and Brenda Clower. The subject property is located east of Old Middleburg Road, south of Sandler Road, north of Marlee Road and west of Shindler Drive. The surrounding properties are zoned RR-Acre and single family developments (PUD) known as Sandler Chase and Whisper Glen located west of Old Middleburg Road S., and Weston which is north of Sandler Road. The subject property is in close proximity to shopping, mass transportation and schools.
- B. Project Architect/Planner: ~~Gregory E. Matovina~~ Dunn & Associates, Inc.
- C. Project Engineer: Dunn & Associates, Inc.
- D. Project Developer: ~~D.R. Horton, Inc.~~ ~~Jacksonville~~ W.R. Howell Company
- E. Current Land Use Category: Low Density Residential (LDR)
- F. Current Zoning District: Residential Rural (RR-Acre)
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Requested Land Use Category: Low Density Residential (LDR)
- I. Real Estate Numbers: 015588-9520, 015589-0100, 015590-0000, 015588-9510

#### II. QUANTITATIVE DATA

- A. Total acreage: +/- 43.79 acres
- B. Total (maximum) number of dwelling units: ~~497~~ ~~197~~ 170 ~~80~~ units
- C. Total amount of non-residential floor area: N/A

- D. Total amount of recreation area: To be provided as required by Section 656.420 of the Zoning Code
- E. Total amount of open space: +/- 7.68~~8.37~~ acres
- F. Total amount of public/private rights of way: +/- 7.52~~7.94~~ acres
- G. Total amount of land coverage of all buildings and structures: 50%
- H. Phase schedule of construction: initiation date: 1st quarter 2018~~7~~  
 completion date: 4<sup>th</sup> quarter 2021~~0~~

### III. STATEMENTS

- A. This proposed PUD differs from the usual application of the Zoning Code because it includes unique buffering, site planning and other conditions that would not be required through a strict application of the existing zoning categories.
- B. A Homeowners' Association for the development shall be responsible for the maintenance of the common areas and recreation facilities. The streets will be dedicated to and maintained by the City of Jacksonville. ~~constructed by the Applicant.~~
- C. The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.

### IV. USES AND RESTRICTIONS

- A. Permitted Uses: Single family ~~dwelling~~homes and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II.(a).(4)(family day care homes),(5)(community residential homes),(6)(essential services),(9)(neighborhood parks, pocket parks, playgrounds or recreational structures) and (11)(home occupations) of the Zoning Code. ~~recreation /open space~~ Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary. The number of temporary offices will not exceed three (3) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailers shall be located next to a completed and

occupied home. Completed homes may be used as model homes or sales or construction offices.

B. Permissible Uses by Exception: N/A

C. Limitations on Permitted or Permissible Uses by Exception: N/A

~~C.~~D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as defined in Section 656.40 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.

~~D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as defined in Section 656.406 of the Zoning Code.~~

## V. DESIGN GUIDELINES

A. Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

(1) Minimum lot area: ~~5~~6,000 square feet

(2) Minimum lot width: ~~5~~6~~7~~0 feet - For corner lots the minimum lot width shall be increased by 5' to ~~55'~~ 65'

~~(2)~~(3) Maximum lot coverage: ~~50~~5%

~~(3)~~(4) ~~to the~~ garage and 15 feet ~~measured~~ measured to the living space. On one of the front yards may be reduced to 10 feet.

~~(4)~~(5) Minimum side yard: 5 feet

~~(5)~~(6) shall also include any double frontage or through lot that is shown on the plat for the development which reflects a 5' non-access easement.

~~(7)~~ Maximum height of structures: 35 feet

~~(6)~~(8) Minimum frontage of each lot: Equal to 80% of its required lot width provided however, that the lot frontage may be reduced to 25' on cul-de-sacs and curves.

## B. Ingress, Egress and Circulation

(1) Parking Requirements. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.~~Each home shall have an attached two (2) car garage to provide the minimum of two (2) off street parking spaces for each home~~

(2) Vehicular Access.

a. Vehicular access to the ~~Subject~~ Property shall be by way of Sandler Road, substantially as shown in the Site Plan. Sandler Road to be paved, by the Applicant, from Old Middleburg Road to 100 feet past the entrance to Sandler Oaks and all improvements to Sandler Road are to be dedicated to the City of Jacksonville. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

c. The owner/developer shall provide a traffic study to include a right and left turn lane warrant and signal warrant at the intersection of Old Middleburg Road and Sandler Road. The study shall include the following:

- 1) Proposed traffic control and proposed intersection configuration at the access point at Sandler Road and the access drive T-intersection with the internal roadway.
- 2) Turn lane improvements needed to accommodate the existing traffic at the intersection plus the traffic expected to be generated by this proposed development, for the entire intersection.
- 3) Signalization needed to accommodate the existing traffic at the intersection plus the traffic expected to be generated by this proposed development, for the entire intersection.
- 4) A calculation of the owner/developer's fair share percentage of the utilization of the improvements called for by the traffic study. Such percentage shall be equal to the peak hour trips projected to be generated by the PUD development divided by the; 1) existing total peak hour trips at the intersection; 2) plus the peak hour trips projected to be generated by the PUD development.

The owner/developer shall pay for the traffic study, design/engineering, surveying, soil boring, construction and all other costs associated with the improvements called for by the traffic study and shall receive mobility fee credits equal to such total cost less the owner/developer's fair share cost (equal to the developer/owner's fair share percentage multiplied by such total cost).

The design of the intersection improvements may be included with the design for the proposed PUD development or may be a separate set of plans with a separate approval. Development of the PUD may commence prior to approval of the plans for the intersection improvements if they are a separate set of plans.

The subdivision improvements may be approved and home construction may begin prior to the completion of the intersection improvements provided that the intersection improvements shall be completed and accepted for maintenance prior to the first Certificate of Occupancy being issued for the PUD.

~~b. Within the Subject Property, the street system would meet city standards with 50' rights-of-way. Parking would be off the street for homes via a two car garage and the driveway.~~

### (3) Pedestrian Access.

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

## C. Signs

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at each side of the entrance on Sandler Road or one (1) permanent, single or double faced sign in the median of the entry road to the development. The signs may be located within the road right-of-way or on private property. In addition, the Applicant may construct one (1) sign at the southeast corner of Sandler and Old Middleburg Roads on the wall/fence located at the corner. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each ~~home~~ lot as provided for by ~~Part~~Section 656.1306 and Section 656.1307 of the Zoning Code.

## D. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

## E. Recreation and Open Space

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots (and any fraction thereof) pursuant to Part 656.420 of the Zoning Code.~~Patriot Ridge includes 1.65 acres for active recreation, which may include a playground and other active recreation, and storm water areas as shown on the Site Plan. Active open space/common areas total \_\_\_\_\_ acres and passive open space (retention areas) total \_\_\_\_\_ acres~~

## F. Utilities

Water, sanitary sewer and electric will be provided by JEA.

## G. Wetlands

The ~~Subject~~ Property will be developed in accordance with the permit requirements of \_\_\_\_\_ the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands.

## H. Buffer

An existing ditch along the northern perimeter of the property to Shindler ~~Drive~~Read will be cleared of debris and excess vegetation prior to final acceptance of the first phase of development for Sandler Oaks. As shown by the site plan, a 10' buffer shall be provided along the eastern property line. An 8 foot tan vinyl fence shall be placed along this buffer. ~~and a~~ A 6 foot tan vinyl fence shall be placed along the southern boundary in and the portion of the northern boundary east of the entry to the development on Sandler Road and, along Old Middleburg Road and west of the entry to the development on Sandler Road, the entry feature shall include masonry columns spaced no more than 100 feet on center, a 2 foot high masonry knee wall between the columns and a minimum 4 foot high tan vinyl fence on top the knee wall. The fencing, masonry columns, knee wall and associated landscaping shall be ~~and~~ maintained by the Homeowners Association.

## ~~VI. DEVELOPMENT.~~ DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the 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. ~~A preliminary plan has been submitted to the City of Jacksonville Planning and Development Department.~~

## VII. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Low Density Residential (LDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.~~proposed PUD allows for residential uses????~~
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Sandler Road. All uses are for single family.~~with the approval of the Jacksonville Planning and Development Department and the City of Jacksonville Traffic Engineer Streets will meet city standards with 50' rights-of-way. Signage, landscaping, sidewalks, and other issues relating to common areas are contained in the PUD provisions.~~
- E. External Compatibility/Intensity of Development: ~~The Subject Property is located in a developing area on the northwest side of Jacksonville. The development will serve the housing needs of the surrounding community.~~ The proposed density and uses are ~~site will be~~ compatible with residential ~~and commercial~~ development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community of approximately 1.~~7053~~ or as otherwise required by Part 656.420 of the Zoning Code. In addition, ~~the ponds and wetlands total~~ occupy approximately ~~6.4684~~ acres and provide additional ~~will be used for~~ open space.
- G. Impact on Wetlands: The ~~Subject~~ Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.~~Each home will have an attached two car garage to provide the minimum of two (2) off street parking spaces.~~

- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed ed as required by the 2030 Comprehensive Plan. ~~ed along the internal roads as homes are built adjacent to each of the rights-of-way.~~
- K. Stormwater Retention: A total of two (2) ponds are proposed to be constructed ~~will exist~~ on the ~~Subject~~ Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.