

# Exhibit D

## WRITTEN DESCRIPTION

### BRADLEY POND

March 6, 2017

#### I. PROJECT DESCRIPTION

- A. Terrawise Homes, Inc. (the "Applicant") proposes to rezone approximately +/- 34.08 acres of property (the "Property") from RR-Acre to a Planned Unit Development ("PUD") to permit development of the subject property as a 102 lot single family residential subdivision. The subject property is located south of Cedar Point Road, east of Gate Road, north of vacant land and west of homes on land with the same land use and zoning. Cedarbrook, a single family development, is located approximately 1,350' west of the property and Tidewater, another single family development is locating approximately 2,500' to the east. The subject property is in close proximity to shopping, mass transportation and schools.
- B. Project Architect/Planner: J. Lucas & Associates, Inc.
- C. Project Engineer: J. Lucas & Associates, Inc.
- D. Project Developer: Terrawise Homes, Inc.
- E. Current Land Use Category: Rural Residential
- 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: 159854-0020 159854-0200

#### II. QUANTITATIVE DATA

- A. Total acreage: +/- 34.08 acres
- B. Maximum number of dwelling units by each type:
  - Parcel A – 22
  - Parcel B – 35
  - Parcel C – 45

TOTAL - 102

- C. Total amount of non-residential floor area: N/A
- D. Minimum amount of recreation area: 1.02 acres
- E. Total amount of open space: +/- 8.43 acres
- F. Total amount of public/private rights of way: +/- 7 acres
- G. Maximum amount of land coverage of all buildings and structures: 50%
- H. Phase schedule of construction: initiation date: 2<sup>nd</sup> quarter 2017 completion date: 4<sup>th</sup> quarter 2019

### III. STATEMENTS

- A. This proposed PUD differs from the usual application of the Zoning Code because it provides more open space that is required by the Code, utilizes clustering of different housing types to promote various lifestyles and price ranges, employs traditional neighborhood (TND) home designs with garages served by alleys and greater lot coverage and provides a greater emphasis on walkability, connectivity and community.
- B. A Homeowners' Association for the development shall be responsible for the maintenance of the common areas, alleys and recreation facilities. The streets may be dedicated to the City of Jacksonville or may remain privately owned and maintained by the Homeowners Association.
- 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 dwellings 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. Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site. The number of temporary offices will not exceed four (4) at any given time and shall be removed upon the completion of all

sales and construction activities on the Property. No construction trailer shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.

Single family dwellings will be constructed on Suburban Lots with the garage facing the street that the home fronts on or as TND Lots with an alley behind each home and garages facing the alley.

- B. Permissible Uses by Exception: N/A
- C. Limitations on Permitted or Permissible Uses by Exception: N/A
- D. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 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.

## 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: Parcel A – 7,000 square feet  
Parcel B – 6,000 square feet\*  
Parcel C – 5,000 square feet

(2) Minimum lot width: Parcel A – 70 feet  
Parcel B – 60 feet  
Parcel C – 50 feet\*

For corner lots, the minimum lot width shall be increased by 5 feet.

(3) Maximum lot coverage: Parcel A - 50%  
Parcel B – 50%  
Parcel C – 55%

(4) Minimum front yard: Parcel A - 20 feet  
Parcel B – 20 feet  
Parcel C – 10 feet

On corner lots, one of the front yards may be reduced to 10 feet for Suburban Lots.

(5) Minimum side yard: 5 feet

- (6) Minimum rear yard: Parcel A - 10 feet  
Parcel B - 10 feet  
Parcel C - 20 feet

A rear yard shall also include any yard for a double frontage or through lot that is shown on the plat for the development which reflects a 5 foot non-access easement and the yard of any TND lot that backs up to the alley serving the garage for that lot.

- (7) Maximum height of structures: 35 feet  
(8) Minimum frontage of each lot 80% of required lot width

Lot frontage may be reduced to 25 feet on cul-de-sacs and curves.

\* Parcel C may be developed as either TND Lots using the same Design Guidelines for Parcel C or as Suburban lots using the same Design Guidelines as for Parcel B provided however, that each phase for this parcel shall be developed as one or the other i.e. C Phase One or Phase Two shall not be allowed to contain a mix of TND and Suburban lots but one parcel or the other may be allowed to be developed as TND lots and the other as Suburban lots.

## **B. Ingress, Egress and Circulation**

(1) Parking Requirements. The parking requirements for this development shall be consistent with Part 6 of the Zoning Code. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots.

(2) Vehicular Access.

a. Primary vehicular access to the Property shall be by way of Cedar Point Road substantially as shown by the Site Plan. There shall be no access to Gate Road. The final location of the access point on Cedar Point Road 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 PUD provides for two (2) potential access points to land locked parcels to the south of the PUD. In the event that these access points are included in the final plans for the PUD, the development of either or both of the parcels to the south shall require a modification of this PUD.

d. A left and right turn lane warrant analysis shall be provided for the entrance at Cedar Point Rd. Cul-de-sacs with islands shall be designed such that SU-30

design vehicles can negotiate them. The roundabout shall be designed to FHWA Single Lane Roundabout Standards.

(3) Pedestrian Access.

- a. The community is designed to promote walkability and opportunities for residents to get out and enjoy each other's company as well as the plentiful open space and amenities in the community. Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan which includes a 5' sidewalk on both sides of most streets and meandering sidewalks and paths throughout the recreation and open space areas or as otherwise approved by the City of Jacksonville Planning and Development Department.
- b. Since this is within 2 miles of an elementary school, all the children in this subdivision will be within walking distance. A sidewalk will be provided along the frontage on Cedar Point Road and this sidewalk will be connected to the existing sidewalk by Cedarbrook View Drive.

**C. Signage**

- (1) The Applicant may construct up to two (2) permanent single faced identity signs at each side of the entrance Cedar Point Road or one permanent, double faced sign in a median of the entry road to the development. The signs may be located within the road right-of-way or on private property. 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 lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

**D. Landscaping and Buffering**

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code. Street trees and xeriscaping shall be allowed and encouraged for all lots in the PUD.

A twenty foot (20') buffer will be provided along Cedar Point Road in accordance with the City of Jacksonville Zoning Code. In addition, a twenty foot (20') buffer will be provided along Gate Road, the buffer will be extended to the southeast corner of the Property and a six foot (6') fence will be installed on the eastern boundary of this twenty foot (20') buffer. Finally, a six foot (6') privacy fence will be located along the eastern boundary as shown by the Site Plan.

Only one (1) story homes shall be allowed to be constructed in Parcel A on Lots adjacent to the required twenty foot (20') buffer..

## **E. Recreation and Open Space**

A minimum of one (1) acre of recreation area shall be provided for every 100 single family lots (and any fraction thereof) pursuant to Part 656.420 of the Zoning Code. The recreation may include community gardens along the pedestrian crossings, active recreation such as playgrounds, covered areas for gathering and other amenities. The recreation and open space shall be maintained by a mandatory homeowners association for the PUD.

## **F. Utilities**

Water, sanitary sewer and electric will be provided by JEA. Alleys may be utilized for the placement of underground utility lines subject to approval by the utility provider.

## **G. Wetlands**

The 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.

## **VI. 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 the existing and proposed uses within the Property and showing the general layout of the overall Property.

## **VII. PUD REVIEW CRITERIA**

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the proposed 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.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Cedar Point Road. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area. The PUD provides for twenty foot

(20' buffers along the western boundary and open space along the eastern boundary adjacent to existing rural uses and restricts homes constructed adjacent to those uses to one (1) story construction.

- F. Recreation/Open Space: The PUD will provide recreation/common area for the community of approximately 5.13 acres. In addition, ponds and wetlands total approximately 3.3 acres and provide additional open space accessible to all residents.
- G. Impact on Wetlands: The 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. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots.
- J. Sidewalks, Trails and Bikeways: Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan or as otherwise approved by the City of Jacksonville Planning and Development Department.
- K. Stormwater Retention: A total of two (2) ponds are proposed to be constructed and the existing pond is proposed to remain on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.