

Exhibit "D"

Silver Creek Crossing PUD Revised Written Description September 19, 2017

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: MDR
- B. Current Zoning District: RMD-MH and PUD
- C. Requested Zoning District: PUD
- D. RE #: 145178-0500; 145178-0530; 145178-0524

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 9.7± acres of property from Residential Medium Density-Mobile Home (RMD-MH) and Planned Unit Development (PUD) (Ordinance 2003-610-E) to PUD. The Property is located in the southwest quadrant of Atlantic Boulevard and Southside Boulevard, as shown on Exhibit "K" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a single family residential community consisting of up to forty-eight (48) single family detached homes. The Property is currently undeveloped.

III. PUD DEVELOPMENT CRITERIA

- A. Description of Uses.
 - 1. Single family residential dwelling units with enclosed garage;
 - 2. Welcome center, sales office, model homes and similar uses;
 - 3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
 - 4. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
- B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code, provided, however,

that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

C. Minimum Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet.
 - c. Rear – Five (5) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.
2. *Minimum Lot Requirements.* Thirty-seven and one-half (37.5) feet wide; 3,750 square feet in area.
3. *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.
4. *Maximum parcel coverage by all buildings.* Sixty (60) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas.

E. Access. Access to the site will be from Highfield Avenue. As indicated on the Site Plan, the Property will have one primary access point. The design of the access point and internal road as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal road will be dedicated to the City.

F. Pedestrian Circulation. The site will be developed with an internal sidewalk system on the west side of the road, unless otherwise required by the City of Jacksonville. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

- G. **Recreational/Open Space.** No communal recreational/open space will be provided within the PUD, as the proposed development is less than one hundred units.
- H. **Signage.** The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs 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. A four (4) square foot monument sign prohibiting on-street parking within the Property shall be installed at the subdivision entrance.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

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.

- I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. The homes will have an integrated garage, and sufficient paved area between the right of way and the garage to park two cars without protruding into the internal sidewalk or the right of way. In addition, a restrictive covenant prohibiting on-street parking on the Property will be recorded.

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

- J. **Landscaping/Fencing/Screening.** The west side of the Property is bounded by a heavily wooded FDOT drainage ditch and easement that varies between forty (40) to sixty (60) feet in width. This portion of the Property will remain in its natural vegetated state. No other perimeter landscape buffer will be provided. Individual

lots will meet code landscaping requirements. A perimeter fence up to six (6) feet in height may be provided.

- K. Architectural Design.** 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.
- L. 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.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground detention vaults.
- N. Utilities.** Utility services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, administrative deviation, by 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 deviation or minor modification. PUD amendments, including administrative modification, administrative deviations, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. 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.
- R. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential buildings within the PUD prior to the recordation of the plat(s) for the subdivision.
- S. Silviculture.** Bona fide commercial agricultural activities may continue until buildout.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently within the MDR-Urban Area land use category, which permits residential development at a density of up to 20 units per acre. At 11± acres, the proposed density of forty-eight (48) units is consistent with the MDR land use category. The proposed development is consistent with the following FLUE policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. The Property will have one primary access point from Highfield Avenue. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.
- E. **External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded on the east and west by multifamily development with MDR land use and RMD-D zoning; single family residential development with RPI land use and PUD zoning is to the northwest; and vacant BP/IBP property is to the south. None of the adjacent residential developments incorporate a perimeter subdivision landscape buffer. The proposed single family residential use is more compatible in both intensity and density with these surrounding uses and zoning districts than the mobile home use that is currently allowed by right on the Property. The adjacent single family residential development to the west along Oden Avenue, Highfield Avenue, and Thor Street was also converted from RMD-MH to PUD (Ordinance 2003-610-E), and was developed with substantially similar lot widths as proposed in this application (see Plat Book 69, p. 110, the Southside Oaks Replat). In addition, the amortization of vestige RMD-MH zoning that would permit a mobile home subdivision by right in favor of “stick built” product provides public policy benefits in terms of i) higher property tax values and revenues; ii) higher stormwater fee revenues; and iii) a better public safety cost/benefit ratio where storm events are concerned. These public policy benefits provide additional justification for the development standards set forth herein.
- F. **Recreation/Open Space.** No communal recreational/open space will be provided within the PUD, as the proposed development is less than one hundred units.

- G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed Species Regulations.** The Property is less than fifty acres and therefore a listed species survey is not required.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community.
- J. **Sidewalks, Trails, and Bikeways.** There are no existing external sidewalks on Highfield Avenue. An internal sidewalk will be provided on one side of the internal subdivision road as shown on the Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. **ADDITIONAL § 656.341 DATA**

- A. **Professional Consultants:** Planner and engineer: AVA Engineers. Developer: Silver Creek Crossing, LLC.
- B. **Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. **Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed sixty percent (60%) of the Property.
- D. **Amount of Public and Private Rights of Way:** The internal road will be dedicated to the City.
- E. **Operation and Maintenance of Common Areas:** The Property is privately owned and will remain so.