

# Exhibit D

## WRITTEN DESCRIPTION

### HOGAN ROAD PUD 2017-0840

April 26, 2018

#### I. PROJECT DESCRIPTION

A. Curtis Hart/Hart Resources, LLC (the Applicant) proposes to rezone approximately +/- 6.42 acres of property (the Property) from RLD-60 and RR to a Planned Unit Development (PUD) to permit development of the subject property as a 25-lot single family residential subdivision. The subject property is located east of Belfort Road fronting on Hogan Road, the Property is owned by Samuel Owens. The subject property is in close proximity to shopping, mass transportation and schools.

B. As indicated on the site plan dated 4-26-18 we are asking for 25 lots that are a average square feet of 6,500 square feet with a minimum of 5,200 square feet. The Land Use is Low Density Residential with up to seven (7) units per acre. We are asking for 3.89 units per acre.

C. Project Architect/Planner: Dunn & Associates, Inc.

D. Project Developer: Hart Resources LLC

E. Current Land Use Category: Low Density Residential (LDR)

F. Current Zoning District: RLD-60 & RR

G. Requested Zoning District: Planned Unit Development (PUD)

H. Requested Land Use Category: Low Density Residential (LDR)

I. Real Estate Number: 136260-0000, portion of 136324-0500 and 154174-0000

#### II. QUANTITATIVE DATA

A. Total acreage: +/- 6.42 acres

B. Maximum number of dwelling units: 25 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 or pay into the City Recreation Fund.
- E. Total amount of open space +/- 1.66 acres
- F. Total amount of public/private rights of way +/- 1.11 acres
- G. Total amount of land coverage of all buildings and structures: 30.3%
- H. Schedule of construction: all one phase

**III. STATEMENTS**

- A. This proposed PUD differs from the usual application of the Zoning Code because it requires a natural undisturbed buffer on the North property line and an entrance on Hogan Road.
- B. A Homeownersq Association for the development shall be responsible for the maintenance of the common areas. The streets will be dedicated to and maintained by the City of Jacksonville.
- 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, move . up 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, if necessary. The number of temporary offices will not exceed one (1) 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

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.

## 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: 5,200 square feet, with an average of 6,500 square feet.

Minimum lot width: 50 feet for corner lots the minimum lot width shall be increased by 5qto 55q

(2) Maximum lot coverage: 60%

(3) Minimum front yard: 20 feet. On corner lots one of the front yards may be reduced to 10 feet.

(4) Minimum side yard: 5 feet

(5) Minimum rear yard: 10 feet. A rear yard shall also include any double frontage or through lot that is shown on the plat for the development which reflects a 5q non-access easement.

(6) Maximum height of structures: 35 feet

(7) Minimum frontage of each lot: Equal to 80% of its required lot width provided however, that the lot frontage may be reduced to 35qon 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.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Hogan Road. 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.

(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 entrance off Hogan Road and one (1) permanent, 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. 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**

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

**E. Recreation, Open Space and Lakes and Ponds**

Touchton Road Park is within one mile from Hogan Road and Brackridge Park is .75 mile to the east of the development; therefore, we will pay into the City Recreation Fund for each lot so that these Parks can be enhanced.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan is as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

**F. Utilities**

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

**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. There are no wetlands on the site.

**VI. DEVELOPMENT PLAN APPROVAL**

With the 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.

**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.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Hogan 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.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code or pay into the City recreation Fund. In addition, ponds total approximately .60 acre and provides additional open space.
- G. No 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: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of .60 acres (1) pond is proposed to be constructed on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

**VIII.HOW THIS PUD DIFFERS FROM USUAL APPLICATIONS**

The PUD differs from a usual application for rezoning as stated throughout this written description and restated here; There is a variety of lots sizes that differ from a straight zoning, no permissible uses by exception are allowed, location of vehicular access to property is stated, signage is specified, location of retention is noted on the site plan Dated 4-26-18, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.

**IX. CONDITIONS**

1. As noted on the site plan, a ten foot (10q) natural undisturbed buffer will be provided on the Northern property line.
2. Along Grant Owen Road property line and the Northern property line, a six-foot (6q) vinyl fence will be provided as noted on the site plan dated 4-26-18.
3. There will be no access from this subdivision to Grant Owens Road.
4. Even though the lots are a minimum of fifty-foot (50q) wide, the average square footage for each lot will be 6,500 square feet.
5. An average twenty foot (20q) natural buffer area will be provided along Grant Owens Road and Hogan Road. The buffer area shall run the entire length of the property line abutting Grant Owens Road and Hogan Road and, shall not be less than fifteen feet (15q) wide, and shall be subject to the standards of the Land Development Procedures Manual.