

# Exhibit D

## WRITTEN DESCRIPTION

### MCRV Property PUD

September 27, 2018

#### I. PROJECT DESCRIPTION

##### A. Project Overview:

The Applicant proposes to rezone approximately 1.701 acres of property from CRO to PUD. The property is located on the east side of San Jose Boulevard (State Road 13) between Loretto Road to the north and Orange Picker Road to the south. The subject property is particularly described in the legal description attached as Exhibit 1 to this application.

The property has a designated land use of RPI and zoning district CRO, however is the subject of a Future Land Use Map Amendment changing the land use to BP. The property is currently undeveloped. Surrounding uses include RPI/PUD to the north (commercial and office uses); LDR/RMD-A & PUD to the east (wetlands and floodplain buffer and then single-family residential uses); MDR/PUD & RMD-A to the south (FDOT storm water management facility and Dog Kennel uses); and MDR/RLD-60 to the west across San Jose Boulevard (single-family residential uses).

B. Project Name: MCRV PUD

C. Project Architect/Planner: N/A

D. Project Engineer: Tarbox Consulting and Design, Inc.

E. Project Developer: M&C Real Ventures, Inc.

F. Current Land Use Designation: RPI/Proposed BP

G. Current Zoning District: CRO

H. Requested Zoning District: PUD

I. Real Estate Number(s): 158853-0000

#### II. QUANTITATIVE DATA

A. Total Acreage: 1.701

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 9,200 SF

D. Total amount of recreation area: 0 acres

- E. Total amount of open space: 0.401 acres
- F. Total amount of public/private rights of way: 0 acres
- G. Total amount of land coverage of all buildings and structures: 9,200 SF
- H. Phase schedule of construction (include initiation dates and completion dates): Phasing is not proposed.

### **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD differs from existing and proposed zoning districts in that it:

1. combines permitted uses in existing RPI land use;
2. includes a Site Plan showing an extensive (greater than 250') natural buffer between the property and existing residential uses; and
3. matches uses in existing adjoining PUD.

- 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.

All areas and functions of the proposed development will be operated and maintained by either the developer or private property owner(s). The Florida Department of Transportation will maintain the existing lateral ditch located within an existing drainage easement located partly on the Property. There will be no areas within the PUD to be operated or maintained by the City.

### **IV. USES AND RESTRICTIONS**

- A. Parcel "A" Permitted Uses:

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
5. Commercial retail and service establishments.

B. Parcel "B" Permitted Uses:

1. Conservation.

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

D. Permitted Accessory Uses and Structures:

Conservation uses.

E. Restrictions on Uses: N/A

## V. DESIGN GUIDELINES

A. Lot Requirements:

*(1) Minimum lot area: 7,000 square feet.*

*(2) Minimum lot width: 70 feet.*

*(3) Maximum lot coverage: 50 percent.*

*(4) Minimum front yard: 20 feet.*

*(5) Minimum side yard: 10 feet.*

*(6) Minimum rear yard: 20 feet.*

*(7) Maximum height of structures: 45 feet; provided however, height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.*

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 San Jose Boulevard, substantially as shown in the Site Plan. 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 by reciprocal easements for ingress and egress if ownership or occupancy of the Property is subdivided among more than one person or entity.

*(3) Pedestrian Access.*

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

C. Signs:

- (1) One (1) street frontage sign not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of one hundred (100) square feet in area. Such a freestanding sign shall be of a monument style, or, as otherwise approved by the Planning and Development Department, and shall not exceed twenty-five (25) feet in height.
- (2) Wall signs not exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted; provided, any square footage used for an under-the-canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- (4) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

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

No wetland impacts are proposed. Incidental/temporary wetland impacts will be permitted according to local, state and federal requirements.

## **VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance for this PUD, a 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 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 purposes of the City of Jacksonville 2030 Comprehensive Plan.

## **VIII. PUD REVIEW CRITERIA**

### **A. Consistency with Comprehensive Plan**

The proposed PUD is consistent with the City's 2030 Comprehensive Plan, including Future Land Use Element objectives 1.1, 1.2, 1.4, 2.10 and 3.2.

### **B. Consistency with the Concurrency Management System**

The project will meet all Concurrency Management System requirements.

### **C. Internal Compatibility / Vehicular Access**

The attached Site Plan shows internal vehicular use areas and connectivity.

### **D. External Compatibility / Intensity of Development**

Automobile tire sales and service adjacent to the north. Dog kennel and pet services to the south. Natural wetland flood plain buffer between the property and existing residential uses to the east.

### **E. Impact on Wetlands**

No wetland impacts are proposed except for incidental/temporary impacts required to construct drainage outfall.