

Exhibit D
Written Description
103rd Street
Revised May 17th, 2019

I. PROJECT DESCRIPTION

- A. This project consists of two parcels containing 4.97 +/- acres located on 103rd Street, a major 4 lane roadway connecting Cecil Airport and Cecil Commerce center to the west and Blanding Blvd. to the East, between Connie Jean Road and Chardon Drive. This PUD to PUD zoning request is to bring the site into compliance for a student transportation company that is currently leasing the parcel for their office, bus parking and minor repairs. The student transportation company has been located on site for over ten (10) years.
- B. Project Architect/Planner: N/A
- C. Project Engineer: Ed Tully
- D. Project Developer: N/A
- E. Current Land Use Category: MDR and CGC
- F. Current Zoning District: PUD 2006-475-E
- G. Requested Land Use Category: CGC on parcel 015347-0010
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 015347-0000 and 015347-0010

II. QUANTITATIVE DATA

| | | |
|--|----------------|-------|
| Total Gross Acreage | 4.97 +/- acres | 100% |
| Amount of each different land use by acreage | | |
| Single Family | 0 acres | 0% |
| Total number of units | 0 d.u. | |
| Multiple Family | 0 +/- acres | 0% |
| Total number of units | 0 d.u. | |
| Commercial | 4.97 +/- acres | 100 % |
| Industrial | 0 acres | 0 % |
| Other land use | 0 acres | 0 % |
| Total amount of non-residential floor area | .05 acres | 4.9 % |
| Active recreation and/or open space | N/A acres | N/A % |

| | | | |
|--|-----|-------|-------|
| Passive open space, wetlands, ponds | .50 | acres | 10 % |
| Public and private right-of-way | n/a | acres | n/a % |
| Maximum coverage of buildings and structures | .05 | acres | 4.9 % |

III. STATEMENTS

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

The PUD zoning will more appropriately define restrictions on the uses and development so as to more appropriately coexist with the changing uses in the immediate area. The PUD limits CGC uses on site.

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.

Applicant plans to retain ownership of the property and will maintain the property at applicant's expense.

C. Justification for the rezoning:

- (1) Is more efficient than would be possible through strict application of the Zoning Code;
- (2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.11: Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
- (3) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- (4) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.24: The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
- (5) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve and integrated land use fabric which will offer a full range of employment, shopping and leisure opportunities to support the City's residential areas.

- (6) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.7: The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation and completion dates to be determined.

IV. USES AND RESTRICTIONS

A. Permitted Uses in Parcel A/Parcel B1 (B1=the northerly 100 feet of Parcel B):

- (1) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (2) Off-street commercial parking lots.
- (3) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (4) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (5) Mobile vehicle detailing services and manual vehicle wash facilities.
- (6) Outdoor Bus, RV, boat or large vehicle parking and or storage.
- (7) Service garages for minor or major repairs.

B. Permitted Uses in Parcel B2 (B2= Parcel B, less and except the northerly 100 feet):

- (1) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (2) Outdoor RV, boat or large vehicle parking and/or storage.

C. Permitted Accessory Uses and Structures:

1. Accessory Uses and Structures are permitted as provided in section 656.403 of the zoning code.
2. ~~A 60 ft. x 60 ft. drive through mechanic building will be allowable at the rear of the property for minor repairs.~~

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: None, (except as otherwise required for certain uses)
- (2) Minimum lot width: None, (except as otherwise required for certain uses)

- (3) Maximum lot coverage: None, (except as otherwise required for certain uses)
- (4) Minimum front yard: None
- (5) Minimum side yard: None - Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
- (6) Minimum rear yard: 10 feet
- (7) Maximum height of structures: 60 feet

B. Ingress , Egress and Circulation:

(1) *Parking Requirements.*

The subject property exhibits circumstances of physical location of structures in place that provide a practical and economic difficulty to carry out the strict requirements of the code. Therefore this PUD application requests approval of as built conditions with the waiver of the following for the current use of bus parking and or storage and service garage for minor repair, Part 6 Parking requirements.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of 103rd Street, 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.

(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 for 103rd Street not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of seventy-five (75) square feet. Such freestanding signs shall be of a non illuminated or externally illuminated monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height.
- (2) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The subject property exhibits circumstances of physical location of structures in place that provide a practical and economic difficulty to carry out the strict requirements of the Code. Therefore this PUD application requests approval of as built conditions with the waiver of the following for the current use of bus parking and or storage and service garage for minor repair, Part 12 Landscaping Requirements.

- (1) A minimum 68 ft. 95% opaque fence where adjacent to residential districts in Parcel B.

E. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space.

F. Utilities:

Water will be provided by: JEA

Sanitary sewer will be provided by: JEA

Electric will be provided by: JEA

G. Wetlands:

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this 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.