

EXHIBIT D
PUD Written Description

Hogan Road Commercial Development
Revised: March 27, 2019

I. PROJECT DESCRIPTION & HISTORY

A. Proposed PUD Project Description

The proposed PUD will encompass 1.28 acres and convert the CRO zoning to PUD. Proposed within this PUD rezoning application is a single 12,025 SF commercial building. The commercial building is similar in nature to other projects built by RCW Properties, each commercial unit will have a storefront entrance with small office, and a rollup door leading to active work and storage areas. The parking areas proposed against the front of the building, shall be permitted without terminal landscape islands, since the island location will block vehicular entry into the building. Enhanced landscape buffers are proposed on the property's southern and eastern property lines to provide shielding from the two residential homes.

B. Project Planner

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D. Project Developer

RCW Properties, LLC
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E. Current Land Use Category:	RPI
F. Current Zoning District:	CRO
G. Requested Land Use Category:	CGC (Per Ordinance 2019-0010)
H. Requested Zoning District:	PUD
I. Real Estate Number(s):	137008-0000 & 137008-0010

II. QUANTITATIVE DATA

Total Gross Acreage:	1.28 Acres	(100%)
Amount of each different land use by Acreage		
Single Family	0.00 Acres	(0.00%)
Total Number of Units	0 D.U.	
Multi Family	0.00 Acres	(0.00%)
Total Number of Units	0 D.U.	
Commercial	1.28 Acres	(100.00%)
Industrial	0.00 Acres	(0.00%)
Other Land Use	0.00 Acres	(0.00%)
Total amount of Non-Residential Floor Area	12,025 Sq. Ft.	(21.57%)
Active Recreation and/or Open Space	0.00 Acres	(0.00 %)
Passive Open Space, Pond, Wetlands	0.57 Acres	(44.53%)
Public Right-of-way	0.00 Acres	(0.00%)
Maximum Coverage of Buildings	27,878.40 Sq. Ft.	(50.00%)

III. STATEMENTS

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

The proposed PUD permitted uses are listed below in Section IV. The PUD allowed for the exclusion of unwanted uses (Adult Entertainment and Outside Display and Storage of Materials) along with providing written insurance on larger than the required minimum Landscape buffers along the southern and eastern property boundaries.

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.

Common Areas, Landscape Buffers and Pond Areas will be actively maintained by a Property Owners Association (POA).

C. Justification of the Rezoning

The property will be rezoned to PUD specifically so that additional language restricting certain uses and requesting landscape buffers bigger than the required minimum be included to protect the adjacent property owners.

D. Phase Schedule of Construction

Construction is anticipated to commence in the summer of 2019 with construction taking approximately 4 months. Construction shall take place during the daytime only. Utility construction shall be directional drill, so there will be no traffic closures or construction at night.

IV. USES AND RESTRICTIONS

A. Permitted uses and structures:

- (1) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (2) Professional and business offices, including businesses that require a rollup door along with a traditional storefront office entrance. These uses may be allowed to have interior space that allows for the assembly of components and light manufacturing when in conjunction with retail sales or service establishment. All assembly or light manufacturing shall take place inside a building with all doors closed.
- (3) Art galleries, museums, community centers, dance, art or music studios.
- (4) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (5) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Churches, including a rectory or similar use.

B. Permitted Uses by Exception: None

C. Limitations on Permitted or Permissible Uses:

- 1) Operating hours for all businesses business are limited to normal business hours of 8am to 6pm.
- 2) Adult "Nude" Dancing Establishments and Adult "Bikini Bar" Dancing Establishments shall expressly not be permitted
- 3) Outside Display or Storage of materials shall expressly not be permitted
- 4) Any openings located along the southeastern wall of the structure shall be emergency exits only.

D. Permitted Accessory Uses and Structures: None

V. Design Guidelines

A. Lot Requirements

Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

Minimum yard requirements.

Front—None.

Side—None,

Rear—Ten feet.

A minimum uncomplimentary use / landscape buffer of 20 feet shall be provided along the southerly property boundary and a minimum uncomplimentary use / landscape buffer of 15 feet shall be provided along the easterly property boundary. These uncomplimentary use / landscape buffers are greater than the required minimum set forth in the zoning code. No improvements other than landscaping, visual screening or retention may be permitted in the required uncomplimentary use / landscape buffer. Minor encroachments (sidewalks, dumpster pads) shall be allowed as long as they do not encroach within the required minimum uncomplimentary buffer width as long as the average area for the buffer is not diminished.

B. Ingress, Egress & Circulation

(1) Parking Requirements:

The Proposed Building is 12,025 SF. With each unit containing a small office (approximately 10% of the units individual size) this would yield approximately 1,202 SF of office space, and the remaining area open work space. Following the Parking Code the proposed development would be severely under parked. Proposed within this PUD application, the site shall be allowed 24 parking spaced as depicted on the PUD Site Plan. The 8 spaces closest to the building shall not be required to have terminal landscape islands.

(2) Vehicular Access

- (a) Vehicular access shall be 1 full access driveway on Parental Home Road and 1 full access driveway along Hogan Road.

(3) Pedestrian Access

- (a) Pedestrian access shall be provided by a 5-foot sidewalk from the right-of-way on Parental Home Road to the building. The Pedestrian Access will meet ADA Access Requirements.

C. Signage

- (1) Two single faced entry ground-based monument signs not exceeding 24 square feet in area and 8 feet in height shall be allowed

D. Landscaping

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with exception of the 8 parking spaces closest to the proposed building. These 8 spaces shall not be required to provide terminal landscape islands, however the required plantings will be relocated to within the landscape buffers for the property.

A 20 foot Landscape Buffer shall be required on the property's southern boundary, and a 15 foot Landscape Buffer shall be required along the eastern property boundary.

E. Utilities

Water will be provided by **JEA**
Sewer will be provided by **JEA**
Electricity will be provided by **JEA**

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements. **No Wetlands exist Onsite.**

G. Dumpster

Garbage collection shall only be between the hours of 9am and 3pm.

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 the existing and proposed uses within the Property and showing the general layout of the overall development