

2019-42  
LUZ

## Morning Star School PUD

February 8, 2019

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: A portion of 129399-0010
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RLD-80
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: LDR (no change)

### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Diocese of St. Augustine, Inc. (the "Applicant") proposes to rezone approximately 1.44 acres of property located adjacent to Mickler Road on the south side of the Arlington Expressway from RLD-80 to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached this ordinance as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to allow for the use of the Property by the adjacent Morning Star School, in addition to the permitted uses in the current RLD-80 zoning district. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan, which is **Exhibit "4"** to this ordinance.

The Property is directly adjacent to additional property owned by the Applicant containing approximately 31.46 acres (the "Adjacent Property"), a portion of which is operated by the Morning Star School ("Morning Star") pursuant to the PUD rezoning approved by Ordinance 2001-953 (the "Adjacent PUD"). Morning Star is a school that serves children in kindergarten through 12<sup>th</sup> grade with learning differences, attention deficit disorders, autism spectrum disorders, and mild intellectual disabilities.

Morning Star will use the Property in connection with the existing school, but the maximum number of students for Morning Star shall remain at 160 students, consistent with the Adjacent PUD. The existing building on the Property containing approximately 2,732 square feet will be used for additional classroom and activity space for Morning Star's students, which will be renovated to comply with applicable laws and regulations relating to fire safety, accessibility (ADA), etc. Sidewalks or pathways connecting the Property to the Adjacent Property, and the facilities located thereon, will also be constructed, along with fencing to screen the Property from adjacent residential uses in accordance with the Ordinance Code.

This PUD is necessary because the Adjacent Property is governed by the Adjacent PUD and, therefore, the Property cannot meet the Part 4 requirement for a school to be located on a minimum lot size of two (2) acres, even though the Property together with the Adjacent Property is more than two (2) acres. Additionally, since the use of the Property by Morning Star will not result in any increase in students, no additional parking is necessary on the Property. As such, parking for the Property will be provided on the Adjacent Property.

Currently, the Property is designated as Low Density Residential (LDR) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. School uses are permitted in the LDR land use category, so the proposed use is consistent with the land use designation and the 2030 Comprehensive Plan.

**III. SITE SPECIFICS**

Surrounding land use designations, zoning districts, and existing uses are as follows:

|       | <u>Land Use Category</u> | <u>Zoning</u> | <u>Use</u>                      |
|-------|--------------------------|---------------|---------------------------------|
| South | LDR                      | RLD-80        | Single Family                   |
| East  | RPI, LDR                 | PUD, RLD-80   | Single Family, Church, Day Care |
| North | RPI                      | PUD           | School, Church                  |
| West  | LDR                      | RDL-80        | Single Family                   |

**IV. PERMITTED USES**

**A. School Uses**

1. *Permitted Uses and Structures:*

- a. Schools, and related uses, meeting the performance standards and development criteria set forth in Section IV.A.4 below.
- b. Parks, playgrounds, playfields and recreational and community structures, which support school uses.
- c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code (“Part 4”).

2. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures for each use:*

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Fifty-five (55) percent.
- c. Minimum lot area: None
- d. Minimum yard requirements. The minimum yard requirements for

all structures are:

- (i) Front: Twenty (20) feet.
- (ii) Side: Twenty (20) feet.
- (iii) Rear: Twenty (20) feet.

e. Maximum height of structure: Thirty-five (35) feet.

4. *Performance Standards for Schools:*

a. All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.

b. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

c. The site plan showing internal traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion.

**B. RLD-80**

1. *Permitted Uses and Structures:*

a. Single-family dwellings.

b. Foster care homes.

c. Family day care homes meeting the performance standards and development criteria set forth in Part 4.

d. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code ("Part 4").

f. Churches, including a rectory or similar use.

g. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

h. Home occupations meeting the performance standards and development criteria set forth in Part 4.

2. *Permissible Uses and Structures by Exception:*

a. Day care centers meeting the performance standards and development criteria set forth in Part 4.

b. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:*

- a. Minimum lot width: Eighty (80) feet.
- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: Eight Thousand Eight Hundred (8,800) square feet.
- d. Minimum yard requirements. The minimum yard requirements for all structures are:
  - (i) Front: Twenty (20) feet.
  - (ii) Side: Five (5) feet.
  - (iii) Rear: Ten (10) feet.
- e. Maximum height of structure: Thirty-five (35) feet.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided via the Adjacent Property and Mickler Road and vehicular internal circulation will be as shown on the PUD Site Plan. The proposed access points and vehicular internal circulation as shown on the PUD Site Plan are conceptual and may be subject to revision during final design, engineering, and permitting. Design of the access and vehicular internal circulation is subject to review and approval of the Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the Comprehensive Plan.

**C. Recreational/Open Space**

For school uses, recreational/open space is not required. However, Morning Star intends to maintain existing trees and open space on the Property for the benefit of its students. For RLD-80 uses, recreation/open space shall be provided pursuant to the applicable provisions of the Comprehensive Plan and Zoning Code.

**D. Landscaping**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville.

Section 3(b) of the ordinance approving the Adjacent PUD requires an appropriate uncomplementary buffer along the southerly perimeter of the Adjacent Property from Mickler Road to the baseball field. So long as the Property is used for School Uses, the Property and the Adjacent Property will be complementary, and no such buffer shall be required on the Adjacent Property. However, applicable uncomplementary buffers will be provided on the Property.

**E. Signage**

Signage shall be permitted in accordance with the RLD-80 zoning district.

**F. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible within the PUD.

**G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Associated parking for rental or sales activities is permitted adjacent to model units.

**H. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

RLD-80 uses are permitted on the Property provided that a minor modification to incorporate a site plan for such proposed uses shall be applied for and obtained prior to such development, in addition to any other required zoning approvals.

**I. Parking and Loading Requirements for Vehicles and Bicycles**

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended; provided, however, so long as the School Uses on the Property and the Adjacent

Property are operated together with a cumulative maximum of 160 students, parking for School Uses on the Property will be provided by the existing parking on the Adjacent Property.

**J. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**K. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on October 3, 2018.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for Morning Star to better serve its students with additional classroom space. Due to the Adjacent PUD on the Adjacent Property, the Property cannot reasonably meet certain requirements of the Zoning Code (i.e. minimum acreage and parking) without a PUD rezoning. As such, this PUD allows for the Property to be utilized by Morning Star to serve its students.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF 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 Site Plan; allows for School Uses that do not meet all of the Part 4 criteria in the Zoning Code, it allows for shared parking between the Property and the Adjacent Property, it contains unique access provisions and permits flexibility in internal traffic circulation design. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, access and internal traffic circulation are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

| <b>Element</b> | <b>Zoning Code</b>   | <b>Proposed PUD</b>  | <b>Reasoning</b>   |
|----------------|--|--|--|
| <b>Uses</b>    | For RLD-80:<br>§656.305(A)(II):<br><br><i>Residential Low Density (RLD) Districts.</i><br><br><i>Permitted uses and structures.</i><br><br>(1) Single-family dwellings.<br><br>(2) Townhomes (RLD- | <b><u>School Uses</u></b><br><br><i>Permitted Uses and Structures:</i><br><br>a. Schools, and related uses, meeting the performance standards and development criteria set forth in Section IV.A.4 below.<br><br>b. Parks, playgrounds, playfields and recreational and community structures, which support school uses. | The proposed PUD provides for school uses as a use permitted by right as opposed to by exception to permit the school use without additional zoning approval. The applicable performance standards for Schools were modified to eliminate the requirement that school property be at least 2 acres, since the Property, by itself, is less than two acres. |

|   |   |   |
|---|---|---|
| <p>TNH only)</p> <p>(3) Foster care homes.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Detached Accessory Dwelling Unit (RLD-TND only).</p> <p><i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral homes or</p> | <p>c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code ("Part 4").</p> <p><b>RLD-80</b></p> <p><i>Permitted Uses and Structures:</i></p> <p>a. Single-family dwellings.</p> <p>b. Foster care homes.</p> <p>c. Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>d. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code ("Part 4").</p> <p>f. Churches, including a rectory or similar use.</p> <p>g. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>h. Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p><i>Permissible Uses and Structures by Exception:</i></p> <p>i. Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>j. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.</p> | <p>Additionally, a number of uses permitted by right or by exception in the RLD-80 zoning district that are highly unlikely to ever be sought for the Property are removed (i.e. golf courses).</p> |
|---|---|---|

|  |   |   |   |
|--|---|---|---|
|  | <p>mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Reserved.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Detached Accessory Dwelling Unit (RLD-TND only).</p> |   |   |
| <p><b>Lot Requirements – School Uses</b></p> | <p>For RLD-80: §656.305(A)(II)(d):</p> <p>Minimum Lot Width: 80 feet</p> <p>Minimum Lot Area: 8,800 square feet</p> <p>Maximum Lot Coverage: 45 percent</p>   | <p>For School Uses:</p> <p>Minimum lot width: None.</p> <p>Maximum lot coverage by all buildings: Fifty-five (55) percent.</p> <p>Minimum yard requirements. The minimum yard requirements for all structures are:</p> <ul style="list-style-type: none"> <li>- Front: Twenty (20) feet.</li> <li>- Side: Twenty (20) feet.</li> <li>- Rear: Twenty (20) feet.</li> </ul> | <p>The RLD-80 zoning district does not adequately address lot requirements for certain non-residential uses, such as schools. This is particularly the case here where the Property will be used in conjunction with the Adjacent Property. The lot requirements for schools in this PUD are consistent with other approved school uses and the Adjacent PUD.</p> |

|   |   |   |   |
|---|---|---|---|
|   | <p>Minimum Yard Requirements:</p> <ul style="list-style-type: none"> <li>- Front – 20 feet</li> <li>- Side – 5 feet</li> <li>- Rear – 10 feet</li> </ul> <p>Maximum Height of Structures: 35 feet</p>   | <p>Maximum height of structure: Thirty-five (35) feet.</p>  |   |
| <p><b>Performance Standards for Schools</b></p> | <p>§656.401(t):</p> <p>(1) The minimum lot size shall be two acres. The site shall be adequate in size to accommodate the number of students proposed and shall contain adequate space for recreation and/or playground area and a parking area sufficient to accommodate the number of parking spaces required by the Zoning Code.</p> <p>(2) All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.</p> <p>(3) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(4) The site plan showing internal traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to</p> | <p>(1) All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.</p> <p>(2) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(3) The site plan showing internal traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion.</p> | <p>Subsection 1 of §656.401(t) is removed in this PUD because the Property alone is not a minimum of two acres. However, when considered with the Adjacent Property, the overall property is of adequate size. Additionally, the majority of the recreational facilities are located on the Adjacent Property. The Property does not require additional recreation facilities, as no new students are being added to the school. Finally, parking is provided on the Adjacent Property, so long as no new students are added due to the addition of the Property to Morning Star.</p> |

|  |   |   |  |
|--|---|---|--|
|  | insure that access to the site will not result in undue traffic congestion.   |   |  |
| <b>Buffer Required by Adjacent PUD</b> | Section 3(b) of the ordinance approving the Adjacent PUD requires an appropriate uncomplementary buffer along the southerly perimeter of the Adjacent Property from Mickler Road to the baseball field.   | So long as the Property is used for School Uses, the Property and the Adjacent Property will be complementary, and no such buffer shall be required on the Adjacent Property. However, applicable uncomplementary buffers will be provided on the Property.   | If the Property is used for School Uses, the Property and the Adjacent Property will be complementary.   |
| <b>Parking</b>                         | <p>§656.604(c)(1)-(2):</p> <p>(1) Kindergarten, elementary and junior high schools—<br/>Two spaces for each classroom, office room and kitchen.</p> <p>(2) Senior high schools—<br/>Five spaces for each classroom, office room, kitchen, gymnasium and auditorium.</p> | Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended; provided, however, so long as the School Uses on the Property and the Adjacent Property are operated together with a cumulative maximum of 160 students, parking for School Uses on the Property will be provided by the existing parking on the Adjacent Property. | So long as no students are added to Morning Star as a result of this PUD, parking will be provided by parking on the Adjacent Property for Morning Star. |

**IX. PERMISSIBLE USES BY EXCEPTION**

See Section IV.B.2 above.

**X. NAMES OF DEVELOPMENT TEAM**

Developer/Owner: Morning Star School; Diocese of St. Augustine, Inc.

Planner/Engineer: Envision Design + Engineering, LLC

Architect: TBD

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;

- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE 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.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Public Schools and Facilities Element Policy 2.1.8. Schools are an allowable land use in all future land use categories, except for heavy industrial and conservation, subject to the following criteria:

- (a) In the planning, land acquisition, and development, new school sites, or significant renovations, expansions and potential closures of existing schools, the City will evaluate the following factors:

- 1) Whether the area contains or will contain a student population density sufficient to support the school;

- 2) Whether a school in that location would be consistent with sound facility planning, including consideration of overall costs and design;
- 3) Whether the school site is of sufficient size to accommodate the required parking and circulation of vehicles;
- 4) Whether anticipated unacceptable impacts to the environment and significant environmental constraints would preclude a school on the site;
- 5) Whether development of the school would result in unacceptable impacts on archeological or historic sites listed in the National Register of Historic Places or designated by the City as locally significant;
- 6) Whether the location of site is located within the area of velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the City's comprehensive plan or land development regulations;
- 7) Whether or not the proposed location lies within an area regulated by Section 333.03(3), F.S., regarding the construction of public facilities in the vicinity of an airport;
- 8) As to elementary school sites, whether the site is proximate to and within walking distance of the residential neighborhoods it is intended to serve, thereby encouraging the use of elementary schools as focal points for neighborhoods.
- 9) As to middle and high school sites, whether the site is conveniently located to the residential neighborhoods it is intended to serve, and has access to major roads;
- 10) Whether the new schools site, significant renovation, expansion or potential closure will support community redevelopment and revitalization;
- 11) Whether the new school site, significant renovation, expansion or potential closure will increase or diminish the current and projected level of service within the concurrency service area, and contiguous concurrency service areas.

(b) The facility shall be of a design, intensity, and scale to serve the surrounding neighborhood and be compatible with the surrounding land uses and zoning.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**E. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner/operator.

**F. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.

**G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**H. Parking Including Loading and Unloading Areas:** Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended; provided, however, so long as the School Uses on the Property and the Adjacent Property are operated together with a cumulative maximum of 160 students, parking for School Uses on the Property will be provided by the existing parking on the Adjacent Property.

**I. Sidewalks, Trails, and Bikeways:** Sidewalks, trails and bikeways shall be provided as required in the Comprehensive Plan.

Exhibit F

|   |                |             |
|---|----------------|-------------|
| <b>Total gross acreage</b>  | <b>1.44 ac</b> | <b>100%</b> |
| <b>Amount of each different land use by acreage</b>                 |                |             |
| <b>School</b>   | <b>.79 ac</b>  | <b>55%</b>  |
| <b>Maximum coverage of buildings and structures at ground level</b> | <b>.79 ac</b>  | <b>55%</b>  |

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Section IV of Exhibit D.