

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**REZONING ORDINANCE 2019-197**

**APRIL 10, 2019**

The Planning and Development Department hereby forwards to the Downtown Development Review Board, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Rezoning Ordinance 2019-197.

<b><i>Location:</i></b>	Jacksonville Downtown Area
<b><i>Real Estate Number:</i></b>	Multiple – See attached
<b><i>Current Zoning Districts:</i></b>	Commercial Community General-1 (CCG-1), Commercial Community General-2 (CCG-2), Commercial Residential Office (CRO), Industrial Business Park (IBP), Industrial Heavy (IH), Industrial Light (IL), Industrial Water (IW), Public Buildings and Facilities-1 (PBF-1), Public Buildings and Facilities-2 (PBF-2), Residential High Density-A (RHD-A), Residential Medium Density-A (RMD-A), Residential Medium Density-C (RMD-C), Residential Low Density-60 (RLD-60), and Recreation and Open Space (ROS)
<b><i>Proposed Zoning District:</i></b>	Commercial Central Business District (CCBD)
<b><i>Current Land Use Category:</i></b>	Central Business District (CBD)
<b><i>Planning District:</i></b>	District 1—Urban Core
<b><i>Applicant/Agent:</i></b>	City of Jacksonville
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Ordinance 2019-197 seeks to rezone approximately 980 acres of land to Commercial Central Business District (CCBD). The property is located in the Central Business District (CBD) functional land use category within the Downtown Development Area of the Future Land Use Element of the 2030 Comprehensive Plan.

This ordinance will rezone all lands within the boundary of the Downtown Overlay Zone not already zoned CCBD or PUD under the CCBD zoning district.

There are two related bills accompanying this legislation. **Ordinance 2019-195** is a text amendment to the Transportation Element of the 2030 Comprehensive Plan to amend various objectives and policies as related to the Downtown Overlay Zone and the Downtown District Regulations. **Ordinance 2019-196** amends Section 55.106 (Definitions) to correct citations to the Downtown Design Guidelines; amends Section 656.109 to remove the ability of the Zoning Administrator to grant Administrative Deviations within the Downtown Overlay Zone; amends Section 656.314 to remove the description and regulation language from the CCBD zoning district and reference a new Subpart H (Downtown Overlay and Downtown District Regulations; and repeals the current Subpart H and replacing it with the new Subpart H.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds all the affected properties are located in the Central Business District (CBD) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The proposed CCBD zoning district is a primary zoning district under the CBD functional land use category.

***2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning to CCBD is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Currently the site has a CBD land use designation. According to the Category Description within the Future Land Use Element (FLUE), CBD in the Downtown Development Area is a mixed-use category that is coterminous with the jurisdictional area of the Downtown Investment

Authority (DIA). The category allows medium to high density residential, commercial, industrial, institutional, recreational, and entertainment uses as well as transportation and communication facilities. Therefore, the rezoning to CCBD is consistent with the CBD land use category.

### **Future Land Use Element**

#### **Policy 1.1.19**

Offer economic incentives through either the Downtown Investment Authority (DIA) or the Office of Economic Development (OED) to induce development to locate in the Urban Core, North, Northwest, and Southwest Planning Districts of the City rather than in the more congested areas of Greater Arlington and Southeast Planning Districts.

#### **Objective 2.3**

Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.

#### **Policy 2.3.15**

The City and DIA shall encourage growth within the CBD. More specifically, the City and DIA shall continue implementing its current regulatory incentives to promote downtown revitalization to encourage growth to locate in the identified downtown revitalization area in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralized commercial, government, retail, residential, and cultural activities.

#### **Policy 3.4.2**

The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning to CCBD is not in conflict with any portion of the City's land use regulations.

### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-197 be **APPROVED**.

1 Introduced by Council Member Boyer:  
2  
3

4 **ORDINANCE 2019-197**

5 AN ORDINANCE REZONING APPROXIMATELY 980.0±  
6 ACRES LOCATED IN COUNCIL DISTRICT 7, WITHIN  
7 THE JACKSONVILLE DOWNTOWN AREA AS DESCRIBED IN  
8 SECTION 55.105, *ORDINANCE CODE*, OWNED BY  
9 VARIOUS ENTITIES, FROM COMMERCIAL  
10 COMMUNITY/GENERAL-1 (CCG-1), COMMERCIAL  
11 COMMUNITY/GENERAL-2 (CCG-2), COMMERCIAL  
12 RESIDENTIAL OFFICE (CRO), INDUSTRIAL BUSINESS  
13 PARK (IBP), INDUSTRIAL HEAVY (IH), INDUSTRIAL  
14 LIGHT (IL), INDUSTRIAL WATER (IW), PUBLIC  
15 BUILDINGS AND FACILITIES-1 (PBF-1), PUBLIC  
16 BUILDINGS AND FACILITIES-2 (PBF-2),  
17 RESIDENTIAL HIGH DENSITY-A (RHD-A),  
18 RESIDENTIAL MEDIUM DENSITY-A (RMD-A)  
19 RESIDENTIAL MEDIUM DENSITY-C (RMD-C),  
20 RESIDENTIAL LOW DENSITY-60 (RLD-60) AND  
21 RECREATION AND OPEN SPACE (ROS) DISTRICTS TO  
22 COMMERCIAL CENTRAL BUSINESS DISTRICT (CCBD),  
23 AS DEFINED AND CLASSIFIED UNDER THE ZONING  
24 CODE; FINDING AN EXCEPTION TO MAILED NOTICE  
25 AND POSTING OF SIGNS REQUIREMENTS EXISTS  
26 PURSUANT TO SECTION 656.126, *ORDINANCE CODE*;  
27 PROVIDING A DISCLAIMER THAT THE REZONING  
28 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
29 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
30 PROVIDING AN EFFECTIVE DATE.  
31

1           WHEREAS, The City has approved an amendment to the Downtown  
2 Overlay Zone pursuant to Ordinance 2019-196; and

3           WHEREAS, the Downtown Overlay Zone is coextensive with the  
4 boundaries of the Downtown pursuant to Section 55.105, Ordinance  
5 Code, as well as Subpart H, Part 3 of the Zoning Code (Chapter  
6 656); and

7           WHEREAS, all property in Downtown is designated Central  
8 Business District (CBD) on the Future Land Use Map in the 2030  
9 Comprehensive Plan; and

10           WHEREAS, there are currently fourteen (14) different Zoning  
11 Districts within the boundaries of Downtown; and

12           WHEREAS, by rezoning all of Downtown to CCBD (other than  
13 previously existing Planned Unit Developments and land currently  
14 zoned CCBD), the range of permitted uses is broadened and made  
15 consistent throughout all of Downtown eliminating some of the  
16 confusion that exists today regarding both use and form allowed  
17 within the Zoning Districts and the Overlay Districts; and

18           WHEREAS, the City is sponsoring this rezoning for properties  
19 owned by various entities, comprising approximately 980.0± acres  
20 located in Council District 7, within the Jacksonville Downtown, as  
21 more particularly described in Exhibit 1, dated February 28, 2019,  
22 created by the Planning and Development Department based upon the  
23 December 11, 2018 release of the Zoning Atlas, and graphically  
24 depicted in Exhibit 2, both of which are attached hereto and  
25 incorporated herein by this reference (Subject Property); and

26           WHEREAS, this Ordinance will rezone and reclassify the Subject  
27 Property from Commercial Community/General-1 (CCG-1), Commercial  
28 Community/General-2 (CCG-2), Commercial Residential Office (CRO),  
29 Industrial Business Park (IBP), Industrial Heavy (IH), Industrial  
30 Light (IL), Industrial Water (IW), Public Buildings and Facilities-  
31 1 (PBF-1), Public Buildings and Facilities-2 (PBF-2), Residential

1 High Density-A (RHD-A), Residential Medium Density-A (RMD-A),  
2 Residential Medium Density-C (RMD-C), Residential Low Density-60  
3 (RLD-60) and Recreation and Open Space (ROS) Districts to  
4 Commercial Central Business District (CCBD); and

5 WHEREAS, the land currently zoned CCBD is not included in this  
6 rezoning as that land will be afforded all the rights and  
7 responsibilities as the land rezoned to CCBD pursuant to this  
8 Ordinance; and

9 WHEREAS, the land currently zoned PUD will retain the various  
10 regulations and performance standards attached to those PUDs,  
11 however development of these parcels will be required to comply  
12 with the processes and regulations set forth in the new Subpart H  
13 (Downtown Overlay Zone and Downtown District Use and Form  
14 Regulations); and

15 WHEREAS, the City has engaged in extensive public outreach  
16 regarding this rezoning, including meetings with the American  
17 Institute of Architects (AIA)-Jacksonville, the American Planning  
18 Association (APA)-Florida Chapter, First Coast Section, Downtown  
19 Vision, Inc. (DVI), the JAX Chamber, the National Association of  
20 Industrial and Office Properties (NAIOP)-Northeast Florida, the  
21 Urban Land Institute (ULI)-North Florida, as well as meetings with  
22 Downtown property owners, land developers, non-profit service  
23 providers and religious institutions; and

24 WHEREAS, the City has engaged its City stakeholders regarding  
25 this rezoning, including meetings with, and reviews by, the  
26 Downtown Investment Authority (DIA), the Downtown Development  
27 Review Board (DDRB), the City's Planning and Development  
28 Department, JEA, and the Jacksonville Transportation Authority  
29 (JTA); and

30 WHEREAS, due to the City's extensive public outreach, the City  
31 Council hereby finds an exception to the mailed notice and posting

1 of signs requirements exists pursuant to Section 656.126, *Ordinance*  
2 *Code*; and

3 **WHEREAS**, the Planning and Development Department has  
4 considered this rezoning and has rendered an advisory  
5 recommendation; and

6 **WHEREAS**, the Downtown Development Review Board, pursuant to  
7 Section 656.124(k), *Ordinance Code*, has reviewed this rezoning and  
8 made an advisory recommendation to the Council; and

9 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
10 and public hearing has made its recommendation to the Council; and

11 **WHEREAS**, taking into consideration the above recommendations  
12 and all other evidence entered into the record and testimony taken  
13 at the public hearings, the Council finds that such rezoning: (1)  
14 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
15 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
16 (3) is not in conflict with any portion of the City's land use  
17 regulations; now, therefore

18 **BE IT ORDAINED** by the Council of the City of Jacksonville:

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Commercial Community/General-1  
21 (CCG-1), Commercial Community/General-2 (CCG-2), Commercial  
22 Residential Office (CRO), Industrial Business Park (IBP),  
23 Industrial Heavy (IH), Industrial Light (IL), Industrial Water  
24 (IW), Public Buildings and Facilities-1 (PBF-1), Public Buildings  
25 and Facilities-2 (PBF-2), Residential High Density-A (RHD-A),  
26 Residential Medium Density-A (RMD-A), Residential Medium Density-C  
27 (RMD-C), Residential Low Density-60 (RLD-60) and Recreation and  
28 Open Space (ROS) Districts to Commercial Central Business District  
29 (CCBD), as defined and classified under the Zoning Code, City of  
30 Jacksonville, Florida.

31 **Section 2. Owners and Description.** The Subject Property

1 is owned by various entities, and is described in Exhibit 1,  
2 attached hereto. The agent is the Planning and Development  
3 Department, 214 North Hogan Street, Suite 300, Jacksonville,  
4 Florida 32202; (904) 255-7800.

5 Section 3. Exception to Mailed Notice and Posting of  
6 Signs Requirement. Pursuant to Section 656.126, Ordinance Code,  
7 the City Council finds that mailed notice and posting of signs is  
8 unnecessary and impracticable due to the large area to be rezoned  
9 and the amount of properties involved. The alternative forms of  
10 notice provided by the City are deemed adequate to inform all  
11 property owners of this rezoning, and as required by Section  
12 656.126, Ordinance Code, the findings in this Section 3 are adopted  
13 by two-thirds of the entire City Council.

14 Section 4. Disclaimer. The rezoning granted herein shall  
15 not be construed as an exemption from any other applicable local,  
16 state, or federal laws, regulations, requirements, permits or  
17 approvals. All other applicable local, state or federal permits or  
18 approvals shall be obtained before commencement of development or  
19 use. Issuance of this rezoning does not approve, promote or condone  
20 any practice or act that is prohibited or restricted by any  
21 federal, state or local laws.

22 Section 5. Effective Date. The enactment of this  
23 ordinance shall be deemed to constitute a quasi-judicial action of  
24 the City Council and shall become effective upon signature by the  
25 Council President and Council Secretary.

26 Form Approved:

27  
28           /s/ Shannon K. Eller          

29 Office of General Counsel

30 Legislation Prepared By: Susan C. Grandin

31 GC-#1268277-v2-Rez\_-\_Downtown\_to\_CCBD



**Southbank:**

Begin at the point of the center line of the St. Johns River on the north right-of-way line of the Fuller Warren Bridge, Interstate 95; thence Easterly along said Northerly right-of-way line to a point of intersection with the southwesterly edge of the southbound roadway of South Main Street; thence northeasterly along a line drawn straight from the last described point to the northwesterly corner of Lot 18, Block 1, Bostwick's Subdivision of Block 46 in South Jacksonville, as shown on plat recorded in Plat Book 3, Page 68 of the current public records of said County, said northwest corner being located in the northeasterly right-of-way line of the northbound approach to said South Main Street from said Interstate 95; thence southeasterly and easterly along said northeasterly right-of-way line and northerly right-of-way line of Interstate 95 to an intersection with the southeasterly right-of-way line of Vine Street; thence northeasterly along said southeasterly right-of-way line of Vine Street to the northeasterly line of that certain alley running southeasterly through Block 17, Reeds Fourth Subdivision of South Jacksonville, as shown on plat recorded in Plat Book 1, Page 46 of the former public records of said County; thence southeasterly along said northeasterly alley line to an intersection with the northwesterly right-of-way line of Alamo Street; thence northeasterly along said northwesterly right-of-way line of Alamo Street to its intersection with the northerly right-of-way line of Utah Avenue; thence easterly along said northerly right-of-way line to its intersection with the northerly prolongation of the centerline of Barbara Avenue; thence continue northerly along the prolongation of the centerline of Barbara Avenue, a distance of 390 feet, more or less, to the center of a drainage canal; thence continue northeasterly along the centerline of said drainage canal to a point where said canal empties into a shallow bay; thence continue northerly along the waters of said bay to a point on the centerline of the St. Johns River; thence westerly and southerly along said center line of the St. Johns River to the Point of Beginning.

**Northbank:**

Begin at the intersection of the west right-of-way line of Pearl Street with the north right-of-way line of State Street; thence westerly along said north right-of-way line of State Street to the westerly right-of-way line of Jefferson Street; thence northerly along said westerly right-of-way line of Jefferson Street 1726.25 feet to a point as defined in the legal description prepared by Sunshine State Surveyors, Inc., dated September 24, 1990 on the Blodgett Homes site proposed for the State Regional Service Center; thence westerly along said line as referenced in the above survey to the easterly right-of-way line of Davis Street; thence southerly along said easterly right-of-way line of Davis Street to the northerly right-of-way of State Street; thence westerly and northwesterly along said north right-of-way line of State Street to the northwesterly right-of-way line of Interstate 95, State Road Number 9; thence southwestwesterly along said northwesterly and westerly right-of-way line to an intersection with a line being a westerly prolongation of the northeasterly right-of-way line of the portion of Interstate 95 leading to and from the Fuller Warren Bridge over the St. Johns River; thence southeasterly along said line and northeasterly right-of-way line to the centerline of the St. Johns River; thence northeasterly and easterly and northerly along said centerline to a point of intersection with the north right-of-way line of the Mathews Bridge; thence westerly along the north right-of-way line of the Mathews Bridge and the Arlington Expressway to the north right-of-way line of the Arlington Expressway and its connection to the north right-of-way line of State Street, to the point of beginning.

LESS AND EXCEPT land rezoned to CC8D per Ordinance 2018-0770-E.

February 28, 2019

Exhibit 1  
Page 1 of 5

LESS AND EXCEPT that part zoned CCBD as identified in the 20181211 release of the zoning atlas, of the following real estate numbers:

073700 1228, 073751 1030, 073700 1094, 073582 0410, 073769 0000, 073700 1096, 073802 1000, 073582 0334, 073582 0256, 073582 0206, 074013 0000, 073582 0336, 073582 0274, 073582 0200, 073305 0050, 073700 1266, 073741 1022, 073582 0394, 073768 1000, 073700 1268, 073700 1170, 073582 0378, 073607 0000, 074471 0100, 073700 1132, 073763 0060, 073582 0310, 073695 0000, 073805 0000, 073700 1128, 073582 0210, 073700 1260, 073363 0000, 073700 1020, 073688 0000, 073669 0000, 073305 0060, 073584 0000, 074443 0005, 073793 0000, 073724 0000, 073358 0200, 073700 1272, 073741 1008, 073596 0000, 073602 0000, 073587 0000, 073751 1006, 073700 1060, 073700 1246, 073582 0252, 073600 0000, 073582 0212, 073751 1010, 073582 0298, 073582 0348, 073366 0000, 073700 1122, 073700 1242, 073700 1130, 073582 0174, 073751 1020, 073364 0000, 074459 0000, 073582 0332, 073582 0198, 074445 0700, 073741 1010, 073741 1002, 073700 1120, 073700 1134, 073582 0170, 073582 0324, 073700 1098, 073582 0282, 073582 0374, 073751 1016, 073864 0000, 073353 0500, 073715 0000, 088958 0000, 073700 1238, 073609 0000, 073768 1300, 073700 1040, 074444 9015, 073582 0280, 073582 0208, 073402 0000, 073700 1162, 073689 0000, 073582 0266, 073700 1164, 073700 1220, 073763 0000, 073700 1232, 073582 0326, 073700 1236, 073754 0000, 073582 0268, 073787 0000, 073582 0214, 073582 0330, 073694 0000, 073700 1188, 073700 1154, 073748 0000, 073582 0308, 073735 0000, 073751 1008, 073582 0360, 073863 0000, 073697 0000, 073700 1186, 073700 1106, 073582 0288, 073591 0000, 073582 0318, 073582 0220, 073687 0000, 073763 0055, 073700 1112, 073757 0000, 073582 0270, 073700 1216, 073700 1222, 073700 1102, 073582 0176, 074444 9010, 073305 0100, 073741 1014, 073808 0000, 073741 1004, 073582 0400, 073700 1146, 073700 1226, 073751 1028, 073700 1194, 073700 1280, 073700 1114, 073582 0356, 073749 0000, 073744 0000, 073582 0346, 073582 0354, 073700 1256, 073582 0178, 073582 0294, 073582 0272, 073582 0190, 073700 1144, 073700 1166, 073700 1210, 073700 1116, 073700 1286, 073751 1022, 073700 1254, 073700 1110, 073582 0262, 073582 0258, 073582 0342, 073700 1104, 073803 0000, 073700 1178, 073582 0398, 073663 0000, 073700 1264, 073720 0000, 073597 0000, 073605 0000, 073582 0340, 073582 0204, 073582 0192, 073847 0000, 073700 1118, 073700 1276, 073700 1138, 073582 0366, 073582 0338, 073700 1212, 073700 1090, 073582 0186, 073776 0000, 074457 2000, 073582 0230, 073738 0000, 073582 0368, 073741 0000, 073700 1274, 073741 1018, 073710 0000, 073670 0000, 073700 1200, 074445 0000, 073358 0201, 073682 0000, 073582 0168, 073794 0000, 073582 0304, 073700 1176, 074471 0310, 073700 1124, 073700 1168, 073582 0218, 073690 0000, 073582 0196, 073582 0150, 073582 0100, 073769 0010, 073700 1080, 073751 1004, 073700 1262, 073700 1288, 073582 0216, 073747 0000, 073582 0386, 073676 0000, 073750 0000, 073582 0160, 073582 0406, 073582 0180, 073582 0182, 073779 0000, 088958 0010, 073745 0000, 073573 0000, 073582 0412, 073582 0202, 073665 0000, 073582 0306, 073582 0278, 073582 0396, 073582 0246, 073582 0316, 073741 1016, 073679 0000, 073741 1006, 073700 1126, 073777 0000, 073582 0380, 073592 0000, 074445 0600, 073693 0020, 074013 0010, 073582 0238, 073700 1248, 073751 1026, 073700 1270, 073700 1278, 073358 0025, 073603 0000, 073582 0166, 073582 0352, 073700 1150, 073700 1174, 073700 1250, 073700 1142, 073582 0314, 073700 1282, 073700 1218, 073582 0254, 073700 1156, 073582 0242, 073681 0000, 073700 1182, 073700 1244, 073723 0000, 073582 0388, 073700 1152, 073582 0350, 073582 0384, 073582 0404, 073700 1206, 073582 0222, 073582 0264, 073716 0000, 073582 0276, 073751 1024, 073582 0172, 073318 0000, 073865 0000, 073582 0390, 073582 0322, 073582 0232, 073582 0292, 073582 0224, 073586 0000, 073751 1014, 073700 1180, 073868 0000, 073700 1234, 073786 0000, 073700 1198, 073606 0000, 073806 0000, 073802 0000, 073807 0000, 074444 9020, 073598 0000, 073770 0000, 073700 1258, 073582 0284, 073700 1010, 073590 0000, 073610 0000, 073700 1184, 073741 1020, 073582 0358,

February 28, 2019

073700 1070, 073851 0010, 073582 0286, 073700 1224, 073794 0100, 073789 0000, 073700 1214,  
073582 0226, 073700 1148, 073698 0000, 073582 0376, 073700 1284, 073589 0000, 088956 0000,  
073700 1204, 074471 2900, 073368 0000, 073751 0000, 073582 0164, 073739 0000, 073582 0236,  
073582 0005, 073582 0364, 073358 0400, 073582 0162, 073872 0000, 073582 0362, 073664 0000,  
073582 0320, 073582 0240, 073696 0000, 073700 1196, 073700 1252, 073851 0050, 073582 0344,  
073751 1018, 074443 0000, 073772 0000, 073582 0372, 074471 0200, 073785 0000, 073691 0000,  
073582 0184, 073582 0234, 074471 3000, 073847 0100, 073700 1092, 073700 1202, 073582 0290,  
073582 0228, 073700 1240, 073582 0370, 073700 1192, 073849 0005, 073582 0188, 073582 0312,  
074444 9000, 073700 1140, 073773 0000, 073788 0000, 073582 0300, 073700 0000, 073741 1012,  
073582 0328, 073751 1012, 073588 0000, 073582 0382, 073582 0302, 073362 0000, 073582 0248,  
073700 1108, 073700 1160, 073700 1190, 073743 0000, 073751 1002, 073582 0402, 073604 0000,  
073700 1050, 073582 0250, 073582 0296, 073700 1158, 073601 0000, 073582 0392, 073582 0260,  
073329 0000, 073700 1030, 073692 0000, 073700 1172, 073700 1136, 073582 0408, 073582 0244,  
073582 0194, 073700 1230, 073700 1208, 073708 0000, 073700 1100, 073608 0000, 073874 0000,  
073742 0000, 073741 1000, 074457 0010, 074455 0000, 074451 0000, 074457 0020, 074463 0000,  
074464 0020, 074464 0040, 073700 1005,

February 28, 2019

Exhibit 1  
Page 3 of 5

LESS AND EXCEPT that part zoned PUD as identified in the 20181211 release of the zoning atlas, of the following real estate numbers:

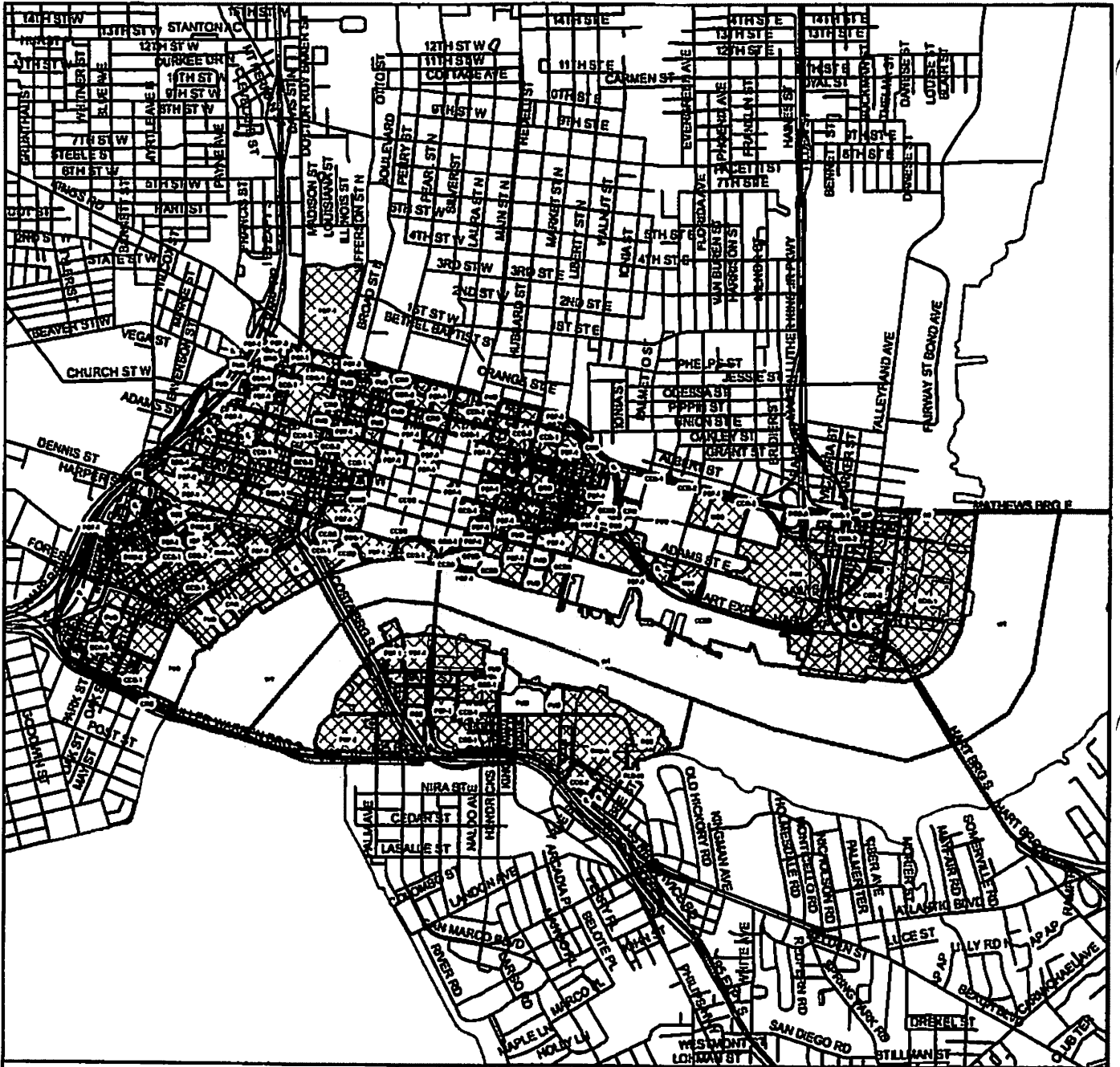
080393 0668,073349 0376,080393 0408,073349 0370,073349 0040,080393 0540,073349 0074,073349  
0010,073358 0625,080393 0652,073938 0000,080393 0570,073349 0236,080393 0506,080393  
0676,080393 0708,073349 0108,080393 0464,073349 0132,073349 0120,080393 0522,080393  
0622,073349 0334,073349 0124,080393 0448,080393 0608,080393 0782,073358 5060,073349  
0380,080393 0618,080393 0776,073349 0098,073349 0070,080393 0672,080393 0586,080393  
0686,073349 0198,073349 0348,080393 0538,080393 0774,080393 0772,080393 0698,073349  
0276,080393 0574,080393 0594,073358 5020,130911 0000,080393 0366,080393 0484,080393  
0482,080393 0390,080393 0696,073349 0404,080393 0678,073349 0066,073358 5090,073349  
0072,080393 0418,080393 0764,073349 0274,080393 0532,080393 0344,080393 0740,080393  
0426,080393 0620,080393 0792,080393 0378,073349 0030,073349 0138,073349 0042,073349  
0106,080393 0346,080393 0325,080393 0800,073349 0220,073950 0000,073349 0122,080393  
0684,080393 0550,073349 0326,073349 0356,073349 0112,073358 5035,080393 0640,080393  
0556,073349 0352,073349 0104,073349 0144,080393 0446,080393 0650,080078 0040,080078  
0010,073349 0164,080393 0374,080393 0342,080393 0732,080393 0510,073349 0316,080393  
0718,080393 0500,073349 0158,080393 0422,080393 0656,073349 0116,080393 0388,080393  
0682,080393 0498,073349 0222,080393 0376,080393 0315,073349 0390,073349 0140,073349  
0318,130876 1000,080393 0520,073349 0134,080393 0384,080078 0070,080393 0470,080393  
0806,073349 0228,073349 0206,073349 0102,080393 0564,131072 0000,080393 0590,080393  
0404,080393 0632,073349 0238,073358 5070,073349 0410,073349 0310,073349 0406,073349  
0350,073349 0060,080393 0734,080393 0694,080393 0372,073349 0094,080393 0584,080393  
0420,073349 0064,073349 0432,073358 5065,073349 0178,073349 0414,073349 0402,073349  
0192,080393 0400,073358 0675,080393 0666,080393 0796,090114 0990,080393 0804,073349  
0358,073349 0270,080393 0398,073358 5095,073349 0340,073349 0438,073358 5015,080393  
0754,073349 0264,073349 0312,080393 0396,080393 0582,073349 0324,073349 0200,080393  
0770,080393 0746,073349 0196,073358 5075,073358 0800,073349 0174,080393 0514,080393  
0330,073349 0420,080393 0784,073349 0314,073349 0226,073349 0190,073349 0186,073358  
5080,080393 0768,073349 0268,080393 0386,073349 0306,073349 0440,073358 5010,090124  
0005,080393 0474,080393 0730,080393 0305,080393 0662,080393 0642,073349 0076,080393  
0726,073349 0416,080393 0566,080393 0558,073349 0332,080393 0626,073349 0328,080393  
0658,080393 0512,080393 0724,073349 0126,080393 0454,080393 0592,080393 0406,073349  
0252,073349 0254,080393 0742,073349 0184,130876 0100,073349 0136,073349 0118,073349  
0282,073349 0154,080393 0738,073349 0290,073349 0250,080078 0000,080393 0434,080393  
0490,080075 0030,073349 0428,080393 0630,080078 0060,080393 0414,080393 0790,080393  
0496,080393 0700,130874 8050,080393 0340,080393 0750,073349 0230,073349 0256,080393  
0442,073349 0172,080393 0320,073349 0068,080393 0352,073349 0244,073349 0234,080393  
0758,080393 0802,073349 0096,080393 0424,080393 0692,073358 5030,080393 0680,073349  
0366,080078 0020,080393 0612,080393 0728,073349 0232,073349 0084,080393 0530,073349  
0240,073349 0160,073349 0246,080393 0360,080393 0736,080393 0452,073349 0188,080393  
0654,080393 0542,080393 0410,073349 0208,073349 0336,080393 0492,073349 0080,073349  
0176,073349 0146,073349 0050,073358 0650,130876 1200,080393 0456,131104 0000,080393  
0364,073349 0152,073349 0052,073349 0300,080393 0494,080393 0752,080393 0778,080393  
0670,073349 0242,080393 0548,130874 9000,073358 5055,073349 0248,080393 0614,080393  
0560,080078 0050,080393 0438,073349 0054,080393 0460,080393 0310,073349 0130,080393  
0546,073349 0298,080393 0466,080393 0394,080393 0536,080393 0362,073349 0378,073843  
0000,080393 0450,073349 0284,073349 0166,080078 0030,080393 0648,073349 0258,080393

February 28, 2019

0638,073349 0320,080393 0462,080393 0766,074625 0000,073349 0212,080078 0120,073358  
5045,080393 0480,073349 0392,080393 0478,130876 0000,073349 0044,080393 0368,080393  
0370,080393 0606,073349 0110,073349 0292,073349 0280,080393 0600,073349 0082,080393  
0634,073349 0394,073349 0204,073358 5025,073349 0346,073349 0385,080393 0702,073349  
0046,073349 0436,080393 0554,080393 0716,080393 0440,073349 0100,080393 0604,073349  
0360,080393 0472,073349 0058,080393 0552,073349 0322,073349 0288,073349 0128,073349  
0442,080393 0518,080393 0744,073349 0362,073349 0400,080393 0706,073349 0180,073349  
0218,073349 0278,080393 0610,080393 0524,073349 0408,073349 0092,073352 0000,073349  
0142,080393 0486,073349 0412,080393 0646,080393 0760,073349 0354,080393 0674,073349  
0202,080393 0443,073349 0426,073349 0338,080393 0756,073349 0330,073349 0214,073349  
0224,073349 0302,073349 0296,073349 0148,073349 0388,080394 0006,080393 0534,080393  
0720,080393 0348,080393 0544,080393 0358,080393 0476,080393 0588,073349 0444,073349  
0210,073349 0156,080393 0714,073349 0550,080393 0430,073358 5085,080393 0748,073349  
0262,080393 0780,073349 0162,080393 0528,080393 0644,073349 0088,080393 0722,080393  
0598,080393 0578,073349 0086,073349 0114,080393 0526,073349 0368,073349 0150,080393  
0488,073349 0182,073349 0308,073358 5005,080393 0416,073349 0056,080393 0382,073349  
0304,073349 0090,080393 0636,080393 0392,080393 0576,080393 0354,073349 0048,080393  
0688,080393 0402,080393 0660,073349 0260,080393 0468,080393 0350,073349 0078,080393  
0504,073349 0342,073349 0422,073349 0266,080393 0690,073349 0364,073349 0398,080393  
0562,080393 0572,080393 0380,073349 0372,073349 0383,074309 0000,073349 0418,073358  
5040,073349 0216,080393 0335,073349 0294,080393 0786,080393 0704,073349 0286,080393  
0444,080393 0356,073349 0020,080393 0762,080393 0710,080393 0712,080393 0432,073349  
0386,073358 5050,073349 0062,073349 0374,080393 0798,080393 0664,080393 0412,080393  
0596,080393 0502,080393 0580,073349 0170,080075 0020,080393 0508,080393 0628,073349  
0396,080393 0788,080393 0436,080393 0616,080393 0624,073349 0344,080078 0110,073349  
0194,073349 0430,073349 0448,080393 0516,080394 0004,080393 0428,073349 0434,073349  
0168,080394 0015,080393 0568,073349 0424,073349 0272,080393 0602,080393 0794,073349  
0446,074692 0010,073366 0000,073369 0000,073368 0000,090087 0000,073354 0000,130571  
0000,130850 0000,088972 0000,080075 0010,080394 0035,080394 0010,080394 0025,080078  
0150,073349 0005,090116 0000,090114 1000,090115 0015

February 28, 2019

Exhibit 1  
Page 5 of 5

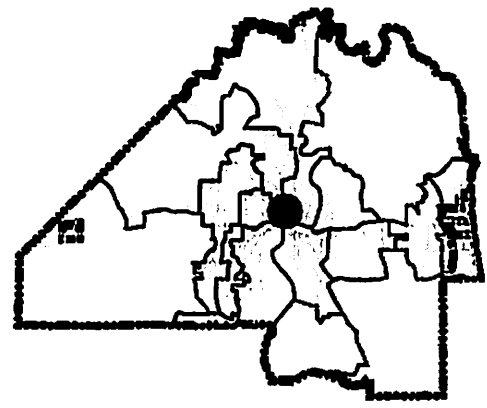


**REQUEST SOUGHT:**

**FROM:** CCG-1, CCG-2, CRO,  
IBP, IH, IL, IW, PBF-1, PBF-2, RHD-  
A, RLD-60, RMD-A, RMD-C, ROS,  
& WT

**TO:** CCBD

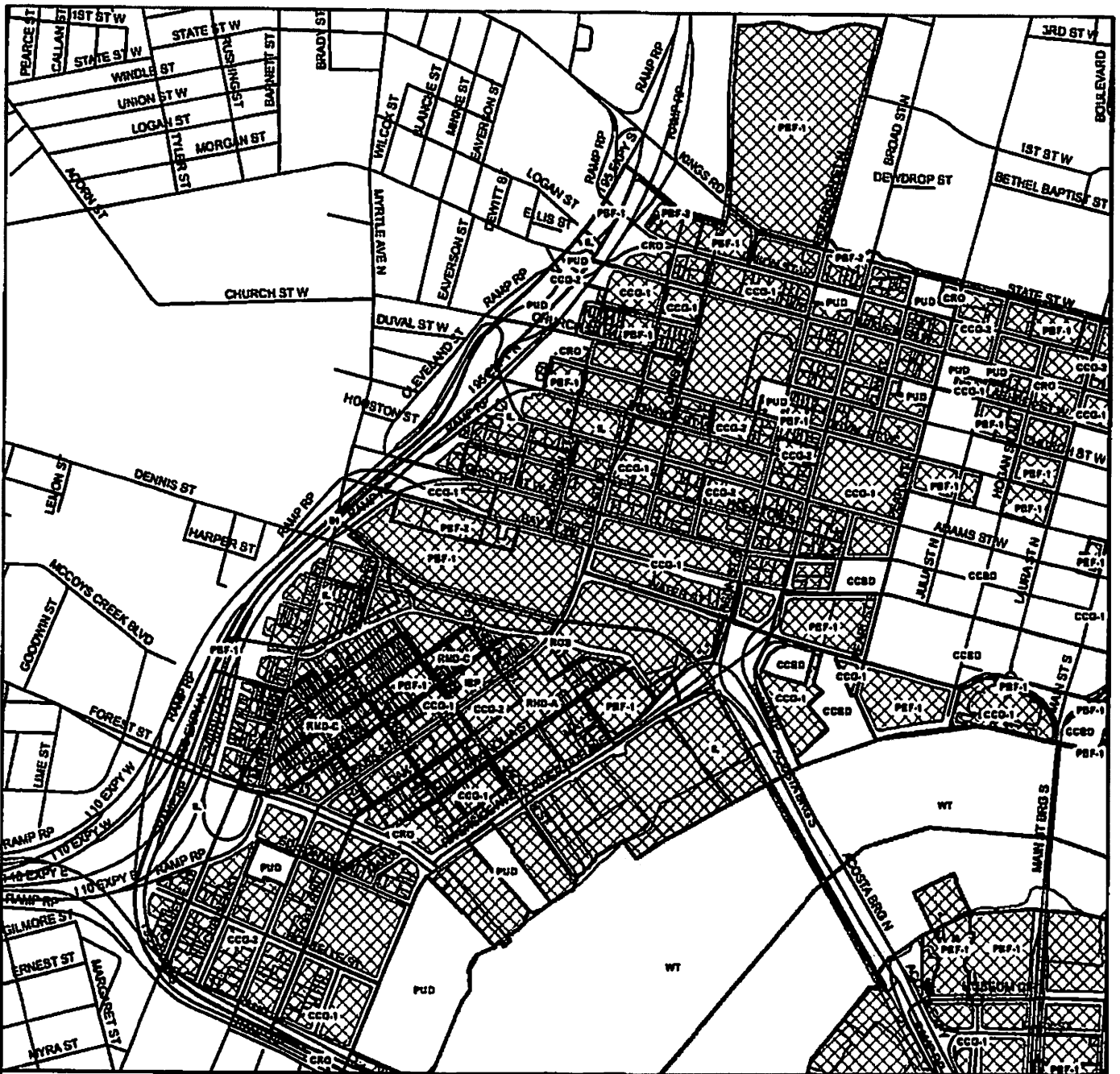
**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5 & 7**

**EXHIBIT 2  
PAGE 1 OF 5**

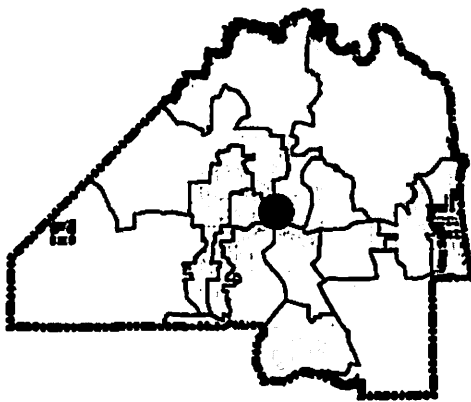


**REQUEST SOUGHT:**

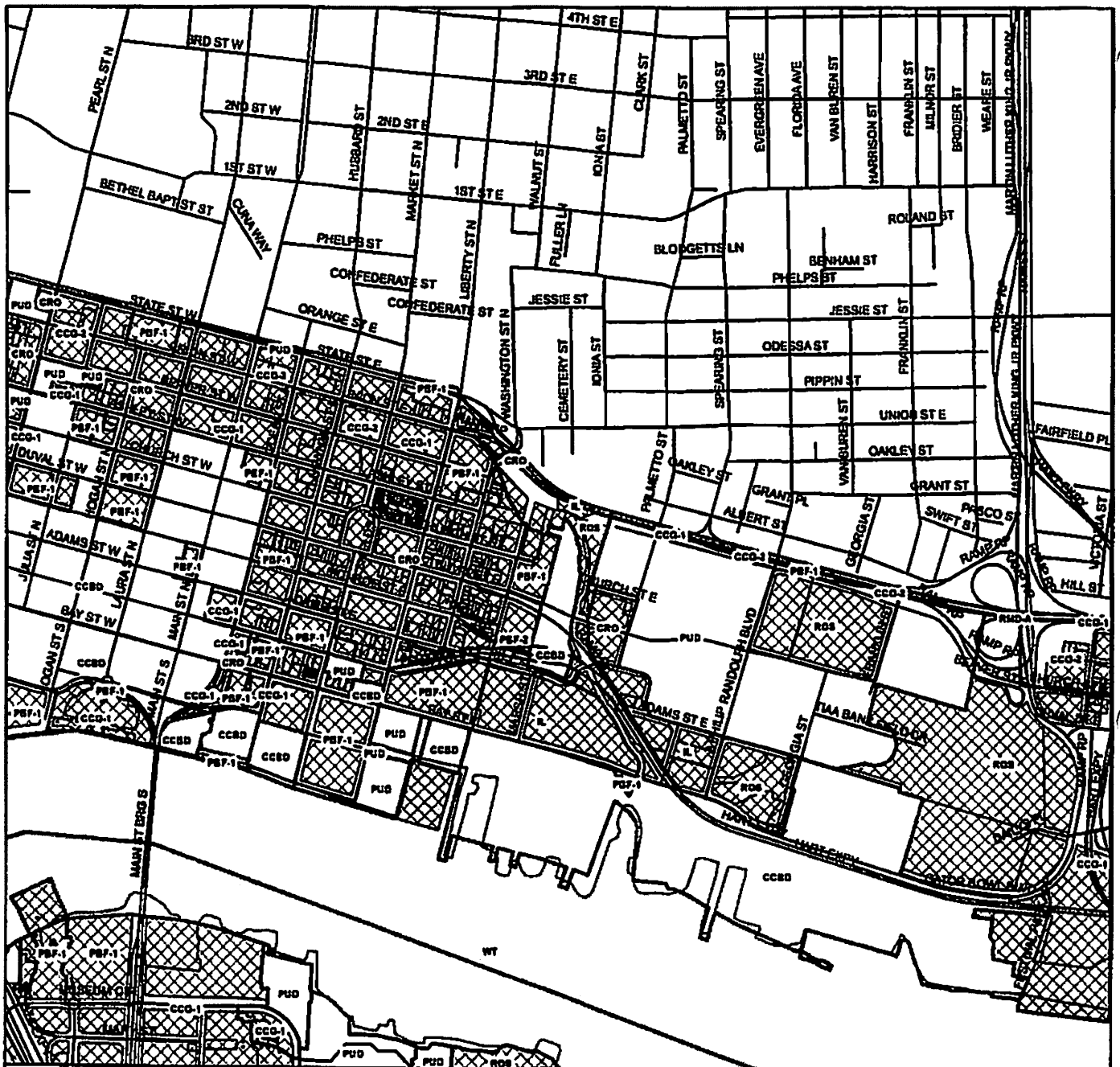
**FROM:** CCG-1, CCG-2, CRO, IBP, IH, IL, IW, PBF-1, PBF-2, RHD-A, RLD-60, RMD-A, RMD-C, ROS, & WT

**TO:** CCBD

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**5 & 7**

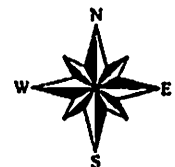
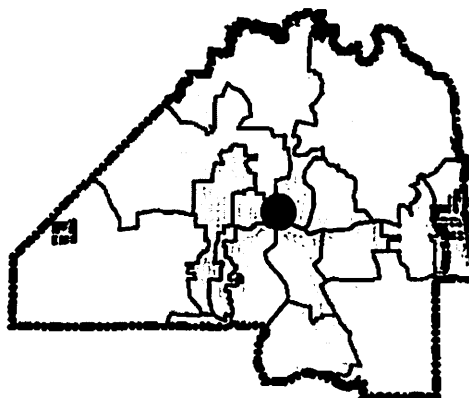


**REQUEST SOUGHT:**

**FROM:** CCG-1, CCG-2, CRO,  
IBP, IH, IL, IW, PBF-1, PBF-2, RHD-  
A, RLD-60, RMD-A, RMD-C, ROS,  
& WT

**TO:** CCBD

**LOCATION MAP:**

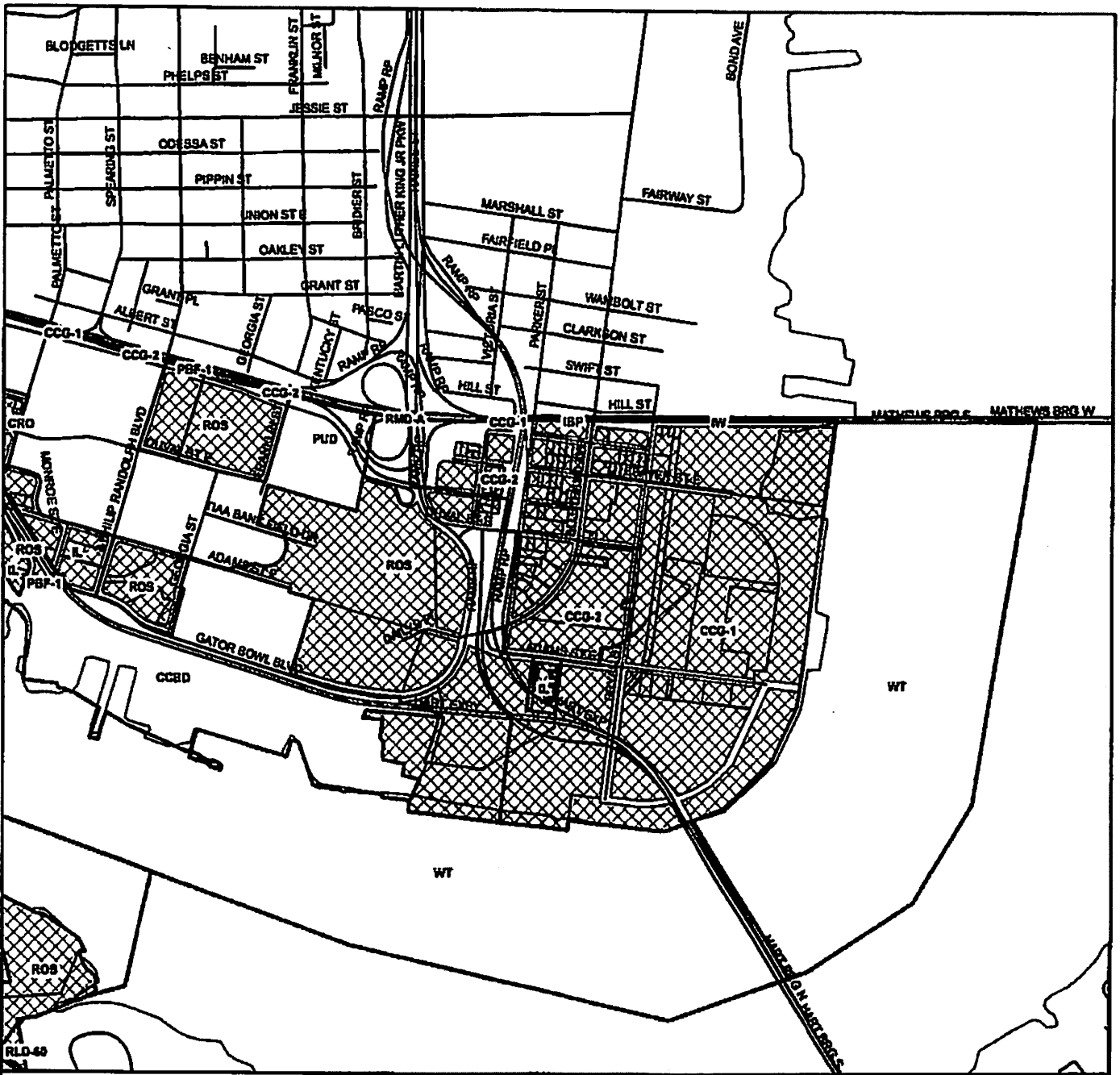


**COUNCIL DISTRICT:**

**5 & 7**

**EXHIBIT 2  
PAGE 3 OF 5**



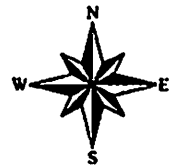
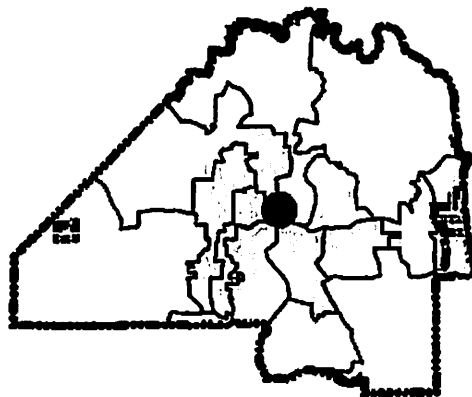


**REQUEST SOUGHT:**

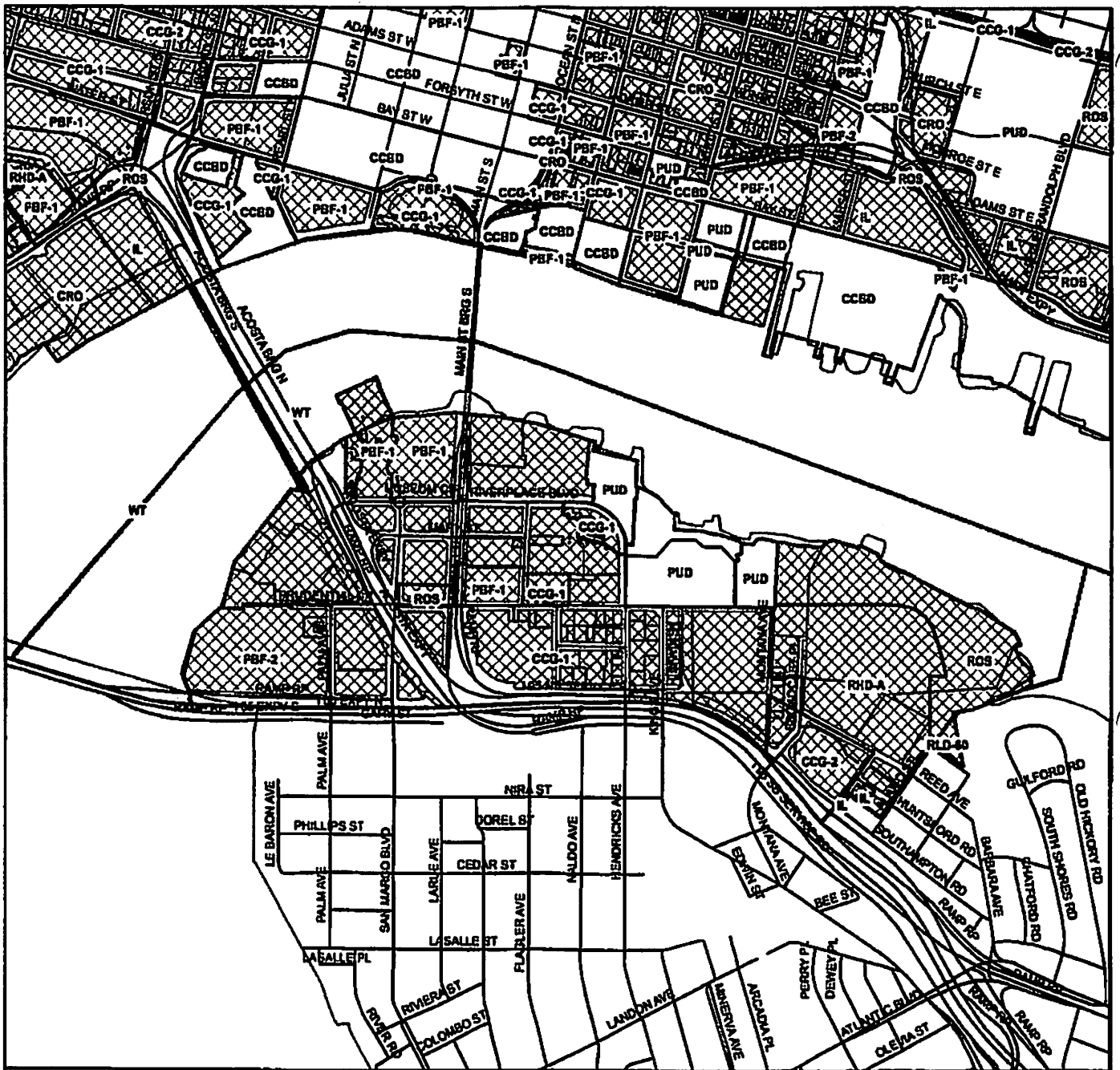
**FROM:** CCG-1, CCG-2, CRO, IBP, IH, IL, IW, PBF-1, PBF-2, RHD-A, RLD-60, RMD-A, RMD-C, ROS, & WT

**TO:** CCBD

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**5 & 7**

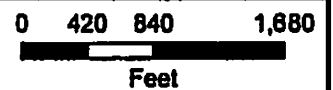
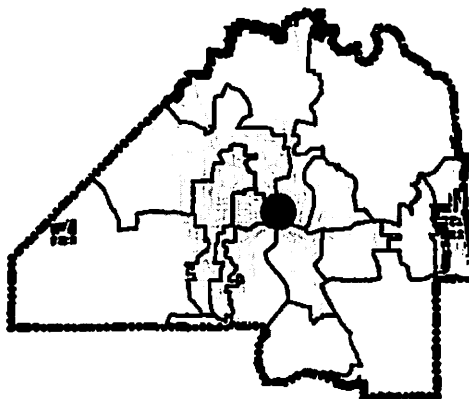


**REQUEST SOUGHT:**

**FROM:** CCG-1, CCG-2, CRO, IBP, IH, IL, IW, PBF-1, PBF-2, RHD-A, RLD-60, RMD-A, RMD-C, ROS, & WT

**TO:** CCBD

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5 & 7**

**EXHIBIT 2  
PAGE 5 OF 5**