

Exhibit D

WRITTEN DESCRIPTION

NAME OF PUD

CURRENT DATE

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.
- B. Project Name:
- C. Project Architect/Planner:
- D. Project Engineer:
- E. Project Developer:
- F. Current Land Use Designation:
- G. Current Zoning District:
- H. Requested Zoning District:
- I. Real Estate Number(s):

II. QUANTITATIVE DATA

- A. Total Acreage:
- B. Total number of dwelling units:
- C. Total amount of non-residential floor area:
- D. Total amount of recreation area:
- E. Total amount of open space:
- F. Total amount of public/private rights of way:
- G. Total amount of land coverage of all buildings and structures:
- H. Phase schedule of construction (include initiation dates and completion dates):

III. STATEMENTS

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

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
- B. Permissible Uses by Exception:
- C. Limitations on Permitted or Permissible Uses by Exception:
- D. Permitted Accessory Uses and Structures:
- E. Restrictions on Uses:

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area:*
 - (2) *Minimum lot width:*
 - (3) *Maximum lot coverage:*
 - (4) *Minimum front yard:*
 - (5) *Minimum side yard:*
 - (6) *Minimum rear yard:*
 - (7) *Maximum height of structures:*
- 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 _____, 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 among the driveways of the various parcels of the Property, 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) double faced or two (2) single faced signs not to exceed _____ square feet in area and _____ feet in height.
- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a _____ monument style or as otherwise approved by the Planning and Development Department, not to exceed _____ feet in height.
- (2) Wall signs not to 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 _____ square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed _____ square feet in are and _____ feet in height

D. Landscaping:

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

E. Recreation and Open Space:

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit.

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.

F. Utilities

Water will be provided by _____.
Sanitary sewer will be provided by _____.
Electric will be provided by _____.

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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general 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 the purposes of the City of Jacksonville 2030 Comprehensive Plan.