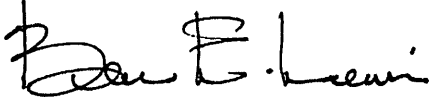


Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-0757 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 3, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0757 to Planned Unit Development.

Location: 8975 Hogan Road, between Belfort Road and Newton Road

Real Estate Numbers: 154168 0000; 154178 0000

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3 – Southeast

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: Samuel Owens
8957 Hogan Road
Jacksonville, FL 32216

Joan Owens
8957 Hogan Road
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0757 seeks to rezone approximately 5.66± acres of land from Residential Low Density-60 (RLD-60) to a Planned Unit Development (PUD). The

rezoning to a PUD is being sought to allow for a maximum of 25 single-family dwelling units. The proposed lots will be a minimum width of 40 feet, with a square footage of 4,000 sq. ft.

Located within the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan, the proposed density of the project will not exceed the land use category's seven units per acre.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. 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 the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), LDR in the Urban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Urban Development Area and the proposed development shall connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels in the area. The PUD will also allow for a greater variety of residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a single-family dwelling development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation standards shall be in accordance with Section 656.420(c) of the Zoning Code.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Hogan Road.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located south of Hogan Road, where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RR-Acre	Single-Family Dwellings, Vacant
South	PBF	PBF-2	Utilities, Office
East	MDR/PBF	PBF-1/PBF-2	Multi-Family Dwellings
West	LDR	RLD-60	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will direct access points via Hogan Road. Furthermore, the following comments were issued from the Traffic Engineer. Staff supports the Engineer's findings and forwards to you the following:

- The eastern access to Hogan Road will have visibility issues for drivers using and shall be eliminated. There shall be only one access to Hogan Road and it shall be located where the western access is shown on the site plan or further west.
- The lines of clear sight shall be shown on the Civil Site Plan based on COJ Code of Ordinance 804.617. There shall be no landscaping, structures, fencing or signage in the required line of clear site. If there are existing sight obstructions, they shall be removed.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The proposed road shall terminate in a city standard cul-de-sac.
- Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f).
- None of the residential lots shall have direct access to Hogan Road.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The parking requirements will be consistent with the requirements of Part 6 of the Zoning Code, with the exception that no off-street parking shall be required as set forth in Section 656.604.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 26, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0757** be **APPROVED** with the following exhibits:

- The original legal description dated June 20, 2022.
- The original written description dated July 14, 2022.
- The original site plan dated July 14, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0757** be **APPROVED**.



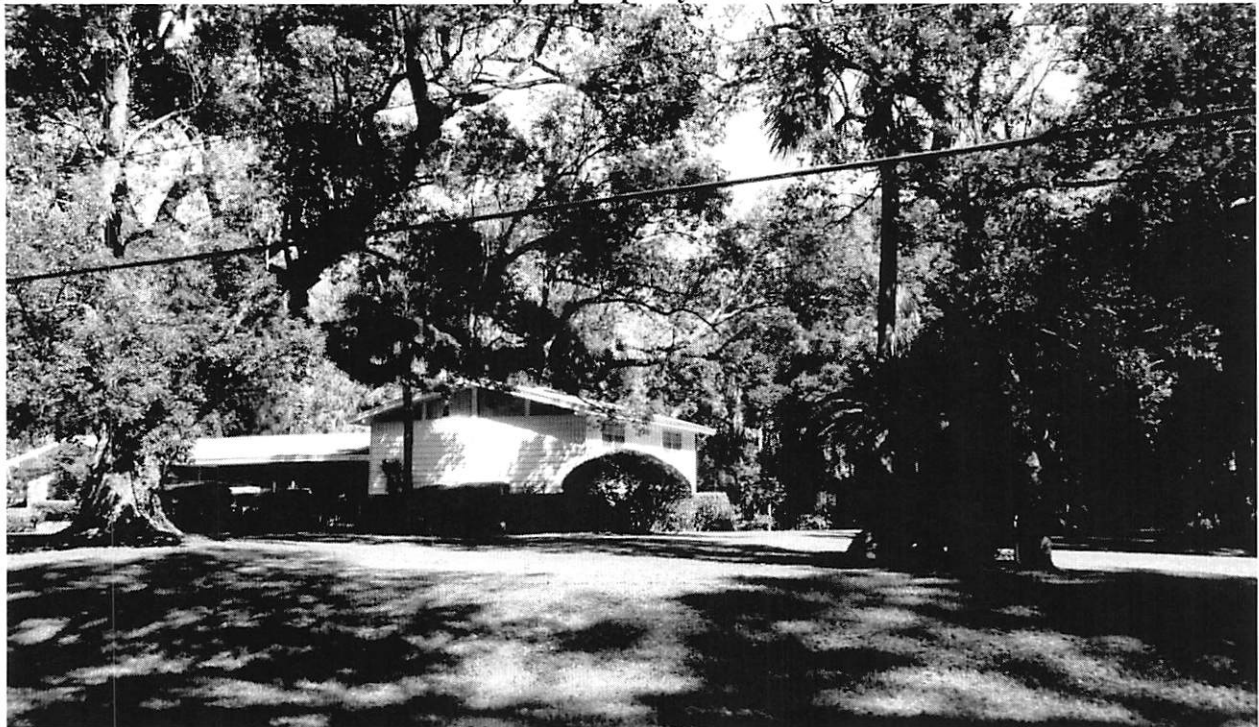
Source: Planning & Development Department, 10/27/2022

Aerial view of the subject property facing North.



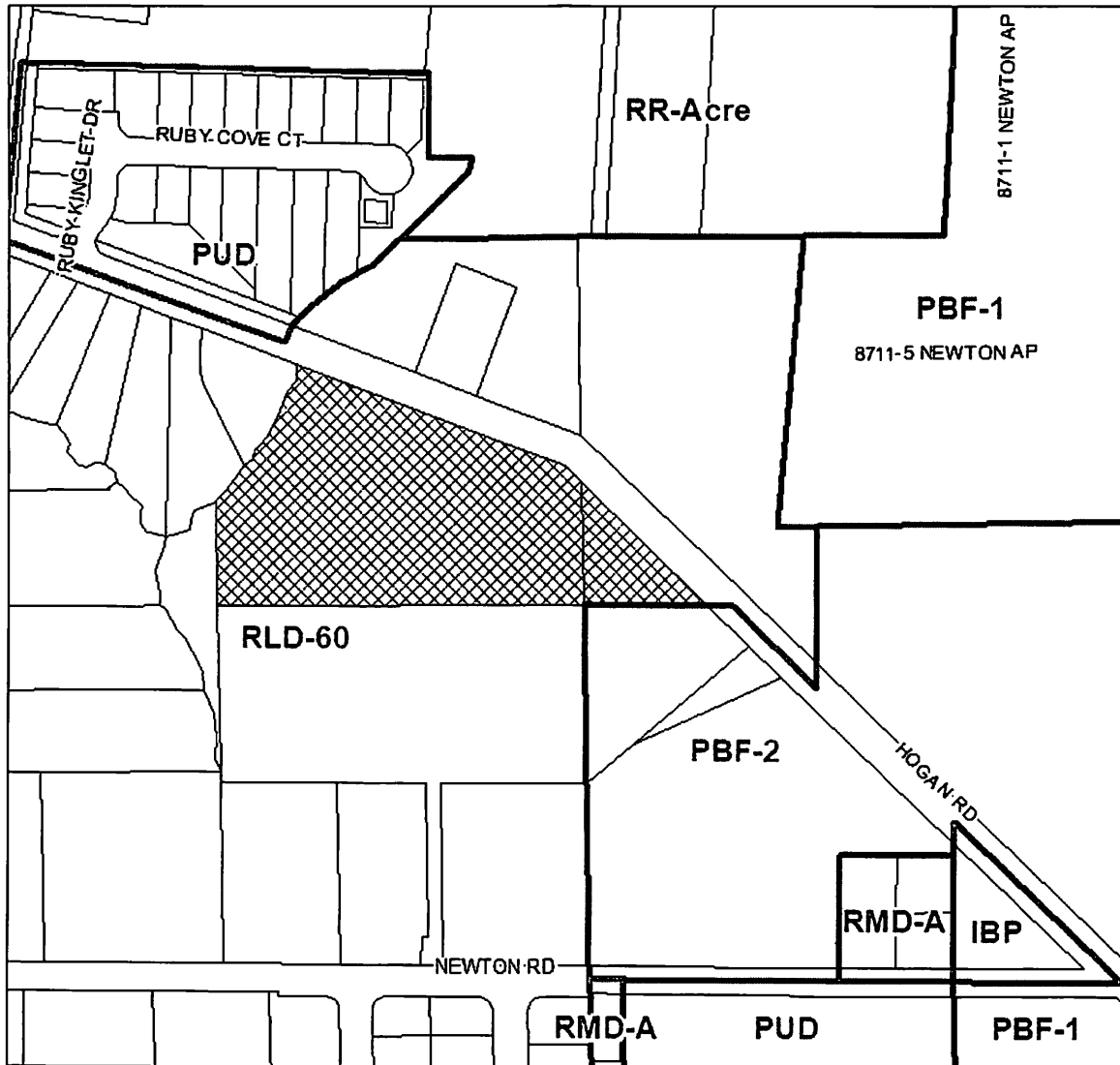
Source: Planning & Development Department, 1/13/2022

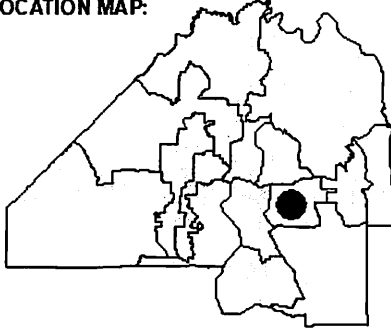
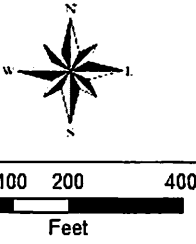
View of the subject property from Hogan Road.



Source: Planning & Development Department, 1/13/2022

View of the neighboring lot, north of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER ORD-2022-0757</p>	<p>TRACKING NUMBER T-2022-4401</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0757 **Staff Sign-Off/Date** KPC / 09/16/2022
Filing Date N/A **Number of Signs to Post** 4
Hearing Dates:
1st City Council 11/09/2022 **Planning Comission** 11/03/2022
Land Use & Zoning 11/15/2022 **2nd City Council** N/A
Neighborhood Association GREATER HOGAN NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4401 **Application Status** SUFFICIENT
Date Started 07/14/2022 **Date Submitted** 07/14/2022

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name OWENS **First Name** SAMUEL **Middle Name**
Company/Trust Name
Mailing Address
8957 HOGAN RD
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone **Fax** **Email**

Last Name OWENS **First Name** JOAN **Middle Name**
Company/Trust Name
Mailing Address
8957 HOGAN RD
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone **Fax** **Email**



Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	154168 0000	4	3	RLD-60	PUD
Map	154178 0000	4	3	RLD-60	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 5.66

Development Number

Proposed PUD Name HOGAN TERRACE PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

ON THE SOUTH SIDE OF HOGAN RD, EAST OF BELFORT RD

House #	Street Name, Type and Direction	Zip Code
8975	HOGAN RD	32216

Between Streets

BELFORT RD and NEWTON RD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h)

jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
5.66 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee**
26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,511.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

June 20, 2022

Legal Description

Parcel 1

(Official Records Book 2680, page 417)

A portion of the north one-half of Lot 3, A.B. Campbell's Subdivision of Tiger Hole Plantation, according to plat thereof recorded in Deed Book "AQ", pages 260 and 261 of the former public records of Duval County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said north one-half of Lot 3; thence South 89°59'20" West, along the southerly line of said north one-half of Lot 3, a distance of 660 feet to a point; thence North 01°19'40" West, a distance of 219 feet, to a point in the center line of a branch; thence in a northeasterly direction along said center line, a distance of 250 feet, more or less to a point in the southwesterly right of way line of Hogan Road; thence South 69°34'50" East, along said southwesterly right of way line of Hogan Road, a distance of 519 feet to an angle point in said southwesterly right of way line of Hogan Road; thence South 46°38'40" East, continuing along the southwesterly right of way line of Hogan Road, a distance of 68.32 feet to a point in the easterly line of said Lot 3; thence South 01°08'40" East, along said easterly line of Lot 3, a distance of 214.20 feet to the Point of Beginning.

Excepting any part described in Special Warranty Deed recorded in Official Records Book 18555, page 1678, of the public records of Duval County, Florida.

Parcel 2

(Official Records Book 9045, page 2391 and Official Records Book 9243, page 482)

The north one-half of Lot 2, A.B. Campbell's Subdivision of Tiger Hole Plantation, according to plat thereof recorded in Deed Book "AQ", pages 260 and 261 of the former public records of Duval County, Florida, less and except those portions thereof described in Deeds recorded in Official Record Book 2467, page 832, Official Record Book 3096, Page 887, and Official Record Book 3243, Pages 135, all of the public records of Duval County, Florida.

Containing 5.66 acres, more or less

WRITTEN DESCRIPTION

Hogan Terrace PUD
RE #: 154168-0000 (portion) & 154178-0000
July 14, 2022

PROJECT DESCRIPTION

Applicant proposes to rezone approximately 5.66 acres of property from RLD-60 to PUD. The parcel is located on the southside of Hogan Road, east of Belfort Road.

The subject property is currently owned by Samuel Owens and Joan Owens, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR/RLD--60. The property is currently vacant. Surrounding uses include: LDR/RLD-60 to the north and east (across Hogan Road), and south and west (single-family).

Project Name: Hogan Terrace PUD

Project Architect/Planner: North Florida Engineering Services, Inc.

Project Engineer: North Florida Engineering Services, Inc.

Project Developer: The Alterra Group

II. QUANTITATIVE DATA

Total Acreage: 5.66 acres

Total amount of non-residential floor area: N/A

Total amount of recreation area: 0 acres

Total amount of open space: N/A

Total amount of public/private rights of way: TBD

Total amount of land coverage of all buildings and structures: 2.83 acres

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

Completion within 3 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

Permitted uses and structures:

1. Single family dwellings.
2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

None

C. Limitations on Permitted or Permissible Uses by Exception

None.

D. Permitted Accessory Uses and Structures:

See §656.403.

IV. STATEMENTS

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

The PUD limits the number of units which are possible under a conventional zoning.

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.

All lands will be operated and maintained by a fee title owner.

V. DESIGN GUIDELINES AND CRITERIA

Generally, the site shall be developed in accordance with the current RLD-40 standards and outline except where standard and criteria differ from the following which shall apply.

A. Lot Requirements for Single-family:

- (1) *Minimum lot area:* 4,000 sq. ft.
- (2) *Minimum lot width:* 40 ft.
- (3) *Maximum lot coverage:* 50 percent
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet

(7) *Maximum height of structures:* 35 feet

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, except no off-street parking shall be required as set forth in §656.604.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Hogan Road. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

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. Landscaping:

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

D. Recreation and Open Space:

Recreation and open space shall be developed pursuant to §656.420(b).

E. Utilities

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

F. Wetlands

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

G. Signage

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

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 and:

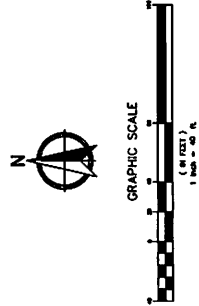
- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- d. Allow for development of an infill parcel surrounded by residential uses.

NO.	REVISIONS	DATE

HOGAN TERRACE
SITE PLAN

PLANS PREPARED UNDER THE DIRECTION OF
CELESTIA ENGINEERING SERVICES, INC.
 3530 Agricultural Center Drive, Suite 205, Auburndale, FL 32822
 (888) 737-0077 FAX (888) 398-5372
 NORTH FLORIDA ENGINEERING SERVICES, INC.
 10000 N. W. 11th Street, Suite 100, Ft. Lauderdale, FL 33309
 (954) 737-0077 FAX (954) 398-5372

DATE: 04/20/23
 DRAWING NO.: 2407
 SCALE: 1" = 40'
 SHEET NUMBER: 1



- DATA SUMMARY**
1. TOTAL UNDEVELOPED PHASES/UNITS - 1
 2. TOTAL SITE AREA - 5.66 ACRES
 3. TOTAL ACRES PROVIDED FOR RECREATION AREA - 0.00
 4. NUMBER OF LOTS - 25 LOTS
 5. NUMBER OF BUILDINGS WITH SQUARE FOOTAGE - N/A
 6. EXISTING OR PROPOSED PARKING SPACES PER SECTION 636.609, 0
 7. PERCENT OF BUILDING COVERAGE TO LOT AREA - 50%
 8. MINIMUM YARD REQUIREMENTS:
 FRONT - 20'
 REAR - 5'
 SIDES - 5'
 9. POTABLE WATER/WASTEWATER - EA
 10. FIRE PROTECTION IS CURRENTLY PROVIDED BY - EA
 11. SPECIAL REQUIREMENTS UPON COMPLIANCE OF THE TREE CLEARANCE AND MITIGATION PLAN.

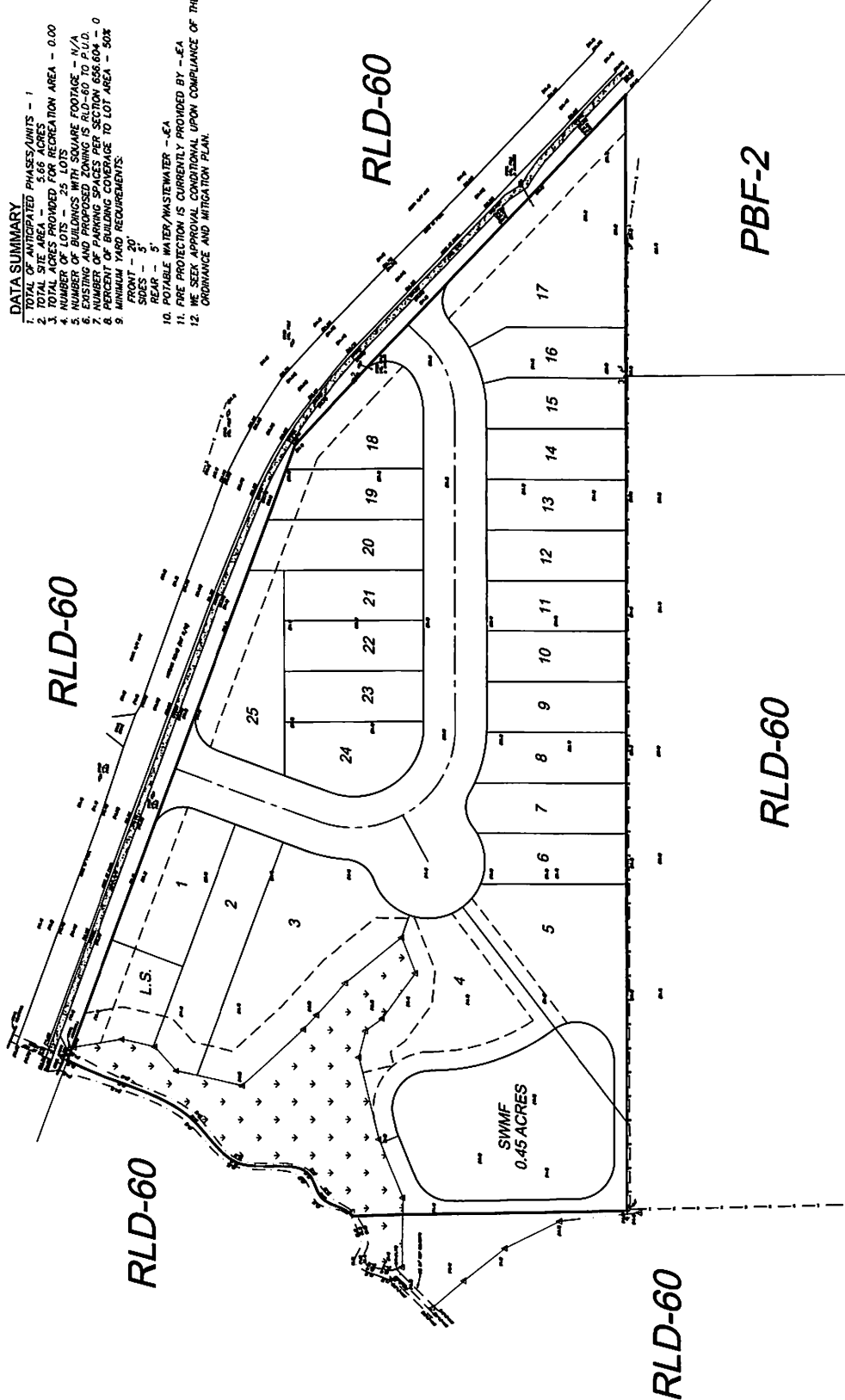


EXHIBIT F

PUD Name: Hogan Terrace PUD

Land Use Table

Total gross acreage	5.66 acres	100%
Single family	5.66 acres	
Total number of dwelling units	up to 25	
Multi-family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	0 acres	
Passive open space	0.45 acre	
Public and private right-of-way	N/A	
Max coverage of buildings and structures – Parcel A	2.83 acres	50%