

PUD WRITTEN DESCRIPTION
NORTHPOINT COMMERCIAL AND INDUSTRIAL PUD
November 10, 2025

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 29.87 acres of property to allow for conservation, commercial, and light industrial uses on the property located at 0 Port Jacksonville Parkway (RE# 108450 0225) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the LDR land use category, the Suburban Development Area, and is zoned PUD pursuant to Ordinance 2014-060-E (the “2014 PUD”).

The Property is currently undeveloped and is part of the 2014 PUD, which includes a majority of the Northpoint Industrial Park and programs single-family dwelling units for the Property. This PUD is filed to preserve wetlands and to permit commercial and industrial development on the Property in lieu of residential dwelling units to create a more internally compatible commerce park. The Site Plan depicts a proposed industrial building within the eastern portion of the Property, identified on the Site Plan as “Proposed BLDG” (the “Proposed Building”), and four (4) conceptual commercial tracts west of the Proposed Building (the “Commercial Tracts”). As requested in the companion land use amendment, a total of 2.4± acres generally located in the northwest and northeast corners of the Property will be placed into conservation land use.

The surrounding land use and zoning designations are as follows:

| <i>Direction</i> | <i>Land Use</i> | <i>Zoning</i> | <i>Existing Use</i> |
|------------------|-----------------|-----------------------------|---------------------|
| North | LDR | RR-Acre | Undeveloped |
| East | LI | PUD (2014-0060) | Industrial Park |
| South | LDR | RR-Acre | Single-family |
| West | LDR | PUD (2000-907) / RR-Acre | Single-family |

- B. Project name: Northpoint Commercial and Industrial PUD.
- C. Project engineer: Moore Civil Consulting, Inc.
- D. Project developer: Stone Mountain Industrial Park, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: PUD.

H. Requested land use designation: CSV and LI.

I. Requested zoning district: PUD.

J. Real estate number: 108450 0225.

II. QUANTITATIVE DATA

A. Total acreage: 29.87 acres.

B. Maximum amount of gross floor area: Two hundred ten thousand (210,000) square feet of industrial uses and seven (7) acres of commercial square feet, excluding any outdoor storage areas. Square footage for industrial uses may be substituted with commercial uses on a one-for-one basis. Likewise, commercial uses may be substituted with industrial uses on a one-for-one basis. The square footage permitted herein is in addition to, and does not modify or abrogate, the development rights for the remainder of the Northpoint Industrial Park approved pursuant to the 2014 PUD and Ordinance 2004-1293-E.

III. STATEMENTS

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

This PUD generally adopts the CCG-1 and IL zoning district uses with certain uses carried over from the 2014 PUD. Additionally, indoor facilities operated by a licensed pari-mutuel permitholder, dancing establishments, multi-family, and nightclubs are prohibited. The area subject to the companion CSV land use amendment is subject to the CSV zoning code regulations. Parking may be provided pursuant to the ITE Parking Manual. Flexible signage provisions are adopted. Internal landscaping, screening, and buffering is not required between uses or parcels on the Property. Any required landscaping may be relocated within the Property.

B. Explanation for proposed deviations and waivers.

Both commercial and industrial uses are adopted to provide a mix of uses within the larger Northpoint Industrial Park. The uses identified in Section III.A. are prohibited to ensure compatible and tasteful uses on the Property which is highly visible along Alta Drive. Conservation is placed over certain wetlands to ensure preservation of marshland. Flexible standards for parking and signage are adopted in recognition of the mix of uses, shared entry ways, and potential for future subdivision. Likewise, internal landscaping or screening is not required because the permitted mix of uses are compatible with each other and are master planned. The first condition adopted in the 2014 PUD is inapplicable to the Property since it is located outside of the ITAC zoning overlay and the second condition is adopted as a limitation on all uses.

- C. 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.

Owner, a POA, or other similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

- A. Permitted Industrial Uses (to be located at the Proposed Building or east of such building except areas within the CSV land use category):
1. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
 2. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
 3. Truck courts (a type of specialized vehicle use area closed to the public where semi-trailers are loaded, unloaded and/or stored) shall be allowed on any side of any building associated with the truck court.
 4. Printing, publishing or similar establishments.
 5. Business and professional offices.
 6. Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
 7. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
 8. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
 9. Vocational, technical, trade or industrial schools and similar uses.
 10. Medical clinics.
 11. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.

12. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
 13. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
 14. Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable and combustible products and other products not deemed extremely hazardous may store up to 250,000 gallons (cumulatively). If not stored within a completely enclosed building or structure, the property, site, or outside storage use shall be visually screened by a six-foot fence or wall not less than 95 percent (95%) opaque.
 15. Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
 16. Outdoor storage yards and lots including truck and trailer parking and auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent (95%) opaque.
 17. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
 18. Banks, including drive-thru tellers.
 19. Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
 20. Retail sales of heavy machinery, farm equipment and building materials including outside display.
 21. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 22. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- B. Permissible Industrial Uses by Exception (to be located at the Proposed Building or east of such building except areas within the CSV land use category):
1. An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:

- a. Acid, chemical, fertilizer or insecticide manufacture or storage.
 - b. Explosives manufacturing or storage.
 - c. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - d. Paper and pulp manufacture.
 - e. Petroleum refining.
 - f. Stockyards or feeding pens and livestock auctions.
 - g. A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
- 2. Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
 - 3. Care centers meeting the performance standards and development criteria set forth in Part 4.
 - 4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - 5. Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
 - 6. Retail sales including outside display.
 - 7. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
 - 8. Manual car wash.
 - 9. Fitness centers.
- C. Permitted Commercial Uses (to be located anywhere on the Property except areas within the CSV land use category):
- 1. Commercial retail sales and service establishments.
 - 2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
15. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

18. Churches, including a rectory or similar use.
 19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
 20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- D. Permissible Commercial Uses by Exception (to be located anywhere on the Property except areas within the CSV land use category):
1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
 2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
 3. Residential treatment facilities and emergency shelters.
 4. Crematories.
 5. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 6. Auto laundry or manual car wash.
 7. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).

8. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
9. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
10. Blood donor stations, plasma centers and similar uses.
11. Private clubs.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Billiard parlors.
14. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
15. Schools meeting the performance standards and development criteria set forth in Part 4.
16. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
17. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
18. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
19. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

E. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

F. Permitted Uses for CSV area:

1. Regional, State or national forests, parks, sanctuaries and preserves.
2. Special management areas.

3. Public and private wildlife management areas.
4. Valuable environmental resources, such as sensitive vegetation, high-value habitat, wetlands, high aquifer recharge potential, and unique coastal areas.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

G. Limitations on All Uses:

1. All permitted and permissible uses by exception, other than outside storage and commercial outside sales and service, shall be conducted within an enclosed building.
2. Outside storage which require screening, shall be screened with a fence, berm or landscaping or a combination thereof, a minimum of six (6) feet in height and ninety-five percent (95%) opaque.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Maximum impervious surface ratio shall be eighty-five percent (85%), which may be calculated either on a parcel-by-parcel or PUD-wide basis. Should an individual parcel exceed eighty-five percent (85%) impervious ratio, the development will still meet this requirement so long as the Property, as a whole, does not exceed eighty-five percent (85%) impervious at the time of permitting.
3. Minimum yard requirements:
 - a. Front – Zero (0) feet.
 - b. Side – Zero (0) feet.
 - c. Rear – Zero (0) feet.
4. Maximum height of structures:
 - a. Industrial development shall have no height limit. Commercial development shall have a maximum height of sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 with no maximum parking requirement. Notwithstanding the above, any use may be parked according to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within this PUD.
2. *Vehicular Access.* Vehicular access to the Property will be provided via Alta Drive and Port Jacksonville Parkway, as conceptually depicted in the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

C. *Signs:* Signs for this development shall be consistent with the requirements for the IL zoning district as set forth in Part 13 of the Zoning Code, except as set forth below. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. Signage for other developments within the Northpoint Industrial Park, including land entitled under the 2014 PUD and Ordinance 2004-1293-E, is permitted.

D. *Landscaping:* Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that internal buffering, landscaping, and screening between uses and/or parcels within the Property shall not be required. Required landscaping may be relocated within the Property subject to the review and approval of the Planning and Development Department. Required landscaping for any truck court may be located near the perimeter of the truck court or adjacent to a building on the Property, so long as the landscape area is within twenty (20) feet of the perimeter of the truck court.

E. *Recreation and Open Space:* Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. *Utilities:* Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the Comprehensive Plan.

G. *Wetlands:* Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. *Subdivision:* The Site Plan conceptually depicts a potential subdivision of the Property; however, no such subdivision shall be required. Changes to property boundary lines that are conceptually depicted in the Site Plan may be changed

without a need to modify this written description or the Site Plan. The Property may be subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including as depicted in the Site Plan, condominium ownership within any individual building, or individual buildings owned by different entities with all common areas owned and maintained by a POA or other entity. There shall be no timeline by which the Property is subdivided.

- I. **Modifications and Conceptual Site Plan:** The Site Plan is conceptual in nature and subject to change. Changes to stormwater facilities and other infrastructure shall be approved administratively provided such changes comply with all applicable regulations. Likewise, commercial uses utilizing or replacing the Proposed Building may be done without modifying the PUD. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater

management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
 11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code. The Property is subject to a fair share agreement (CCAS/CRC 27070) (the "Fair Share Agreement"), and Applicant reserves all rights thereunder. Development that exceeds the Fair Share Agreement shall be subject to

the mobility system. If there are available development rights in the Fair Share Agreement to account for a portion but not the entirety of a building or development, those rights may be utilized and the remainder shall be subject to the mobility system.

- C. **Allocation of residential land use.** This PUD permits as an accessory use residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Alta Drive and Port Jacksonville Parkway. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The proposed mix of industrial and commercial uses creates both commercial and job-creating opportunities located along two (2) collector roadways. In the Light Industrial land use category, the 2045 Comprehensive Plan designates all non-residential uses permitted in commercial land use categories as secondary uses. Likewise, the supplemental criteria and standards for secondary zoning districts for CCG-1 and CCG-2, which are secondary zoning districts for the LI land use category, are met with the Property being located at the intersection of two (2) collector roadways and with the Property exceeding one (1) acre. This is a similar development pattern to other nodes in the area, including the Alta Drive and Faye Road intersection as well as the Yellow Bluff Road and New Berlin Road intersection. The inclusion of marshland into the CSV land use category will preserve those areas.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** A listed species survey has been filed with the companion large scale land use amendment.
- I. **Off-Street parking including loading and unloading areas.** Parking shall be provided pursuant to Part 6 with no maximum parking requirement. Notwithstanding the above, any use may be parked according to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within this PUD.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

| | | |
|--|--------------------|----------------|
| Total gross acreage | <u>29.47</u> Acres | <u>100</u> % |
| Amount of each different land use by acreage | | |
| Single family | _____ Acres | _____ % |
| Total number of dwelling units | _____ D.U. | |
| Multiple family | _____ Acres | _____ % |
| Total number of dwelling units | _____ D.U. | |
| Commercial | <u>6.50</u> Acres | <u>22.06</u> % |
| Industrial | <u>13.00</u> Acres | <u>44.11</u> % |
| Other land use (Hospital and related uses) | _____ Acres | _____ % |
| Active recreation and/or open space | _____ Acres | _____ % |
| Passive open space | <u>9.97</u> Acres | <u>33.83</u> % |
| Public and private right-of-way | _____ Acres | _____ % |

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.