

Written Description

Big Creek Timber LLC Planned Unit Development (PUD)

March 22, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Parcel #: 167748-0000, 167762-0010, 167900-0020, 167900-0030, 167900-0040, 167900-0050, 167900-0060, 167900-0070, 167900-0080, 167900-0090, 167900-0100
- B. Current Land Use Designation: LDR-subject to FLUE Policies 4.4.11 & 4.4.12
- C. Proposed Land Use Designation: MU-subject to FLUE Policy 4.3.22 and the Big Creek Timber, LLC Conceptual Master Plan
- D. Current Zoning District: RR-Acre
- E. Proposed Zoning District: PUD
- F. Development Area: Suburban and Rural

II. SUMMARY AND PURPOSE OF THE PUD

Big Creek Timber LLC (the “Applicant”) propose to rezone approximately 6,174+/- acres located east of Sweetwater, Etown, Wells Creek, Hampton Park, SR9B, and US1 from RR-ACRE to Planned Unit Development (PUD). The project area is more particularly described in the legal description attached hereto as Exhibit 1 (the “Property”). The PUD zoning district will provide for a Multi-Use Masterplan that includes commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation. The PUD proposes clustered development for the efficient use of land that allows for the preservation of a significant portion of the Property for conservation purposes. The PUD also proposes architectural standards that will facilitate an aesthetically pleasing common development theme that is internally and externally compatible. The PUD shall be developed in accordance with this PUD Written Description Exhibit D, the PUD Site Plan Exhibit E, and the Multi-Use Masterplan (“MU Masterplan) submitted for approval along with this application.

The PUD will be developed consistent with the Multi-Use future land use category within a Rural and Suburban Development Area of the 2030 Comprehensive Plan. The PUD shall be developed with a density consistent with its MU Masterplan with centralized potable water and wastewater service.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MU	PUD	Mixed Use DRI
East	AGR-I, II, & III	AGR	Vacant
North	MU	PUD	Residential
West	MU, LDR, MDR, CGC	RLD's, PUD's	Com, High School, Resi

IV. PERMITTED USES

A. **Maximum Density**

The PUD will be developed consistent with the MU future land use category within the Suburban and Rural Development Area of the 2030 Comprehensive Plan. The uses shall not exceed a maximum gross density per acre presented in the MU Masterplan for each use Area. Individual phases or parcels of development may exceed the maximum gross density of that use area, so long as the maximum is not exceeded area-wide. **The total number of dwelling units allowed within the PUD shall not exceed 10,575 residential units and 915,000 square feet of commercial space.**

B. **PUD Site Plan and Areas**

The PUD Site Plan Exhibit E shows the uses to be permitted within each Area within the Property. The Area designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Area sizes, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD and subject to consistency with the adopted Masterplan along with review and approval of the Planning and Development Department. The table below, Table 1, provides a cap or maximum number of units of each use type that can be developed for each Area as depicted on the PUD Site Plan. Any combination of residential housing types, less intense than the Areas designation, can be developed on each parcel so long as the maximum number of units are not exceeded for each area as listed in the table below.

Table 1				
Permissible Development by MU Masterplan Area				
AREA NO	Single Fam	Townhomes	Multi Fam	COM. (SF)
1A	132			
1B	373			
2A	224			
2B	148			
3	192			
4	1,496			
5	183			
7				0
8			243	
9			336	
10		304		
11A	532			
11B			548	
12	352			
13B				240,000
14	75			
15A				150,000
15B		713		
16A				105,000
16B	226			
17				205,000
18	141			
19				
20	412			
21	37			
22	59			
23	874			
24A	311			
24B	106			
25A	231			
25B				
26A		212		
26B			600	
26C			325	215,000
26D		443		
26E		130		
26F		618		
TOTAL	6,103	2,420	2,052	915,000
	10,575 Units			915,000 SF

1. Single Family Residential Areas

Single Family detached uses and related amenities and uses, as described in Section IV.D. below, Areas 1A&B, 2A&B, 3, 4, 5, 11A, 12, 14, 16B, 18, 20, 21, 22, 23, 24A&B, 25A, shall be permitted on all areas shown as Single Family on the PUD Site Plan. Accessory uses and structures, as described in Section IV.I. below, shall be allowed on all single-family areas as shown on the PUD Site Plan as Single Family Areas.

2. Townhome Residential Areas

Single family detached, and/or Townhome uses and related amenities and uses, as described in Section IV.E. below, shall be permitted on Areas 10, 15B, 26ADE&F, as shown on the PUD Site Plan.

3. Multi-Family Residential Areas

Multi-Family and/or Townhome uses and related amenities and uses, as described in Section IV.F. below, shall be permitted on Areas 8, 9, 11B, 26B&C, as shown on the PUD Site Plan.

4. Commercial Areas

Commercial uses and related amenities and uses, as described in Section IV.G. below, shall be permitted on Areas 13B, 15A, 16A, 17, 26C, as shown on the PUD Site Plan.

5. Conservation/Open Space

Conservation and passive open space use, as described in Section IV.H below, shall be permitted in the areas as shown on the PUD Site Plan.

C. Land Use Conversion Table

Conversions may be made between land uses within areas of the project based on Table 2, the Land Use Conversion Table below that allows for the exchange of land uses based on trip generation for each land use. At the time the Developer elects to convert land uses pursuant to the Land Use Conversion Table, the Developer will notify the Planning and Development Department in writing of such election (the "Conversion Notice"). Such Conversion Notice shall include the uses and intensities proposed and the resulting cumulative uses, and intensities. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

TABLE 2

Big Creek Timber MU - Conversion Matrix

Created 12/14/2022

LUC	Description	Converting To										Trip Rates
		210 Single Family DU	220 MF Low Rise DU	221 MF Mid Rise DU	251 Adult SF DU	252 Adult MF DU	310 Hotel DU	710 Gen Office 1000 sf	820 Commercial 1000 sf	Trip Rates		
210	Single Family Detached	0.52260	1.91340	2.30990	3.00600	3.60720	1.52650	0.62630	0.20040	0.20040	0.9018	0.0045
220	Multi Family (Low Rise)	0.43290	0.82830	1.20720	1.57100	1.88520	0.79880	0.32730	0.10470	0.10470	0.4713	0.0045
221	Multi Family (Mid Rise)	0.33270	0.63850	0.76840	1.30130	1.56160	0.66170	0.27110	0.08680	0.08680	0.3904	0.0045
251	Active Adult - Single Family	0.27720	0.53040	0.64040	0.83330	1.20000	0.50850	0.20830	0.06670	0.06670	0.3	0.0045
310	Hotel	0.65420	1.25190	1.51130	1.96670	2.36000	0.00240	0.40970	0.13110	0.13110	0.59	0.0045
710	Office	0.00160	0.00310	0.00370	0.00480	0.00580	0.00240	0.00760	0.00760	0.00760	0.00144	0.0045
820	Commercial	0.00500	0.00950	0.01150	0.01500	0.01800	0.00760	0.00760	0.00760	0.00760	0.00144	0.0045
	Trip Rates	0.9018	0.4713	0.3904	0.3	0.25	0.59	0.00144	0.0045	0.0045	0.0045	0.0045

LUC	Land Use Type	Proposed	Units	Min	Max
210	Single Family Detached	6,000	DUs	4,000	6,500
220	Multi Family (Low Rise)	2,900	DUs	2,000	3,000
221	Multi Family (Mid Rise)	1,800	DUs	1,000	2,000
251	Active Adult - Single Family	0	DUs	0	2,000
252	Active Adult - Multi Family	0	DUs	0	1,000
310	Hotel	0	Rooms	0	500
710	Office	0	Square Feet	0	500,000
820	Retail	915,000	Square Feet	300,000	925,000

Examples:
 To convert 50 Single Family Residential Dwelling Units to Commercial, multiply 50 * 0.20040 = 10,020 SF
 Check: (50*0.20040)= 10,020 SF
 To convert 10,000 sf of Commercial to Multi Family Low Rise, multiply 10,000 * 0.0095 = 95 DUs
 Check: (10,000*0.0095)= 95 PHT
 (95*0.4713)= 45 PHT

Source: PM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.

Based on no pass-by or internal capture reduction.

Note: After conversion, revise the Trip Generation calculation using ITE pass-by and internal capture reduction for the entire development.

Big Creek Timber MU - Trip Calculations

Created 12/14/2022

Buildout Land Use	Description	Size	Units	PM Peak Hour Equation*	Gross Trip Generation	PM Peak Hr Trip Rate
210	Single Family Residential	6,444	DU	$\ln(T) = 0.94 \cdot \ln(X) + 0.27$	5,811	0.90180
220	Multi-Family (Low Rise)	1,971	DU	$(T) = .43 (X) + 20.55$	929	0.47130
221	Multi-Family (Mid Rise)	2,185	DU	$(T) = .39 (X) + 0.34$	853	0.39040
251	Senior Adult Housing - Single Family	NA	DU	$(T) = .30 (X)$	NA	<i>0.300</i>
252	Senior Adult Housing - Multi Family	NA	DU	$(T) = .25 (X)$	NA	<i>0.250</i>
310	Hotel	NA	Room	$(T) = .59 (X)$	NA	<i>0.590</i>
710	General Office	NA	SF GFA	$(T) = .00144 (X)$	NA	<i>0.00144</i>
820	Shopping Center	1,225,000	SF GLA	$\ln(T) = 0.72 \cdot \ln(X) + 3.02$	5,526	0.00450

*Source: PM Peak Hour Rates and Equations, "Trip Generation Manual", 11th Edition, ITE.

- 1) Trip rates for the Master Plan Uses are the total trips generated by that use divided by the development quantity.
- 2) Trip rates shown in *italics* are the average trip rate from the 11th edition of the lte "**Trip Generation Manual**"

D. Single Family Residential

1. Permitted Uses and Structures

- a. Single family detached dwellings.
- b. Sales/management offices, models, and similar uses.
- c. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, playground and similar uses.
- d. Mail center.
- e. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below
- f. Home occupations subject to Section IV.J.2. below.
- g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

- h. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- 2. *Permitted Accessory Use and Structures.* See Section IV.I.
- 3. *SF 40 Minimum lot requirements:*
 - a. Width: Forty (40) feet.
 - b. Area: 4,500 square feet.
- 4. *SF 40 Maximum lot coverage by all buildings:*
 - a. 40-49 foot lots: Sixty-five (65) percent.
- 5. *SF 50+ Minimum lot requirements:*
 - a. Width: Fifty (50) feet.
 - b. Area: 5,500 square feet.
- 6. *SF 50+ Maximum lot coverage by all buildings:*
 - a. 50-59 foot lots: Sixty (60) percent.
 - b. 60+ foot lots: Fifty-five (55) percent.
- 7. *Minimum yard requirements.* The minimum yard requirements for all single-family dwellings are:
 - a. Front: Twenty (20) feet, provided, however that unenclosed front porches may extend five feet into the required front yard setback.
 - b. Side: Five (5) feet. Minimum 7 feet of separation between eave overhangs.
 - c. Rear: For units with garages facing the rear and with alley access, five (5) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.
- 8. *Maximum height of structures:* Thirty-five (35) feet.
- 9. *Alley Access.* Alleys will be permitted for single family detached uses. Alleys shall have a minimum of an eighteen (18) foot pavement width right of way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

E. Townhome Residential

1. Townhomes

a. Permitted uses and structures.

- (i) Townhomes (fee simple or condominium ownership)
- (ii) Sales/management offices, models, and similar uses.
- (iii) Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents.
- (vi) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below
- (vii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (viii) Docks, piers, over-water walkways or promenades, gle bulkheads, pilings and similar facilities.
- (ix) Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- (x) Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- (xi) Single family detached dwellings.

b. Dimensional Standards

- (i) *Minimum lot width* – Fifteen (15) feet, Twenty-five (25) feet for end units.
- (ii) *Minimum lot area* - 1,500 square feet.

(iii) *Maximum lot coverage by all buildings* – Seventy-five percent (75%).

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) *Front* – For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and fifteen (15) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.

(b) *Side* – Zero (0) feet, and ten (10) feet for end units.

(c) *Rear* – For units with garages facing the rear and with alley access, three (3) feet from garage face to edge of alley pavement. For units with front street access and garages, ten (10) feet.

(v) *Maximum height of structure.* Thirty-five (35) feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot pavement width right of way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

d. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit.

e. *Number of units in building.* Up to twelve (12) units shall be permitted in any single Townhome building.

f. *Townhomes provisions.* The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

F. Multi-Family Residential

1. Apartments

a. Permitted uses and structures.

- (i) Apartments.
- (ii) Leasing/management offices, models, and similar uses.
- (iii) Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents
- (vi) Structured parking, including detached or attached garages
- (vii) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below
- (viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- (x) Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- (xi) Townhomes (fee simple or condominium ownership) subject to IV.E.1.b Dimensional Standards

b. Permitted accessory uses and structures. Day care centers with fewer than 15 children, establishments for the sale of convenience goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the Apartment use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. Dimensional Standards

- (i) *Minimum lot width* – None.
- (ii) *Maximum gross density* – Twenty (20) units per acre, cumulatively within the PUD’s use area.
- (iii) *Maximum lot coverage by all buildings* – None.
- (iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (a) Front – Twenty (20) feet.
 - (b) Side – Ten (10) feet.
 - (c) Rear – Twenty (20) feet.
 - (d) *Minimum Setback from Property Boundary* described in Exhibit 1 - Twenty (20) feet.
 - (e) *Maximum height of structure.* 60 feet.
- d. *Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between an end wall of a structure and another end wall of a structure shall be at least ten (10) feet, as long as windows in such end walls are offset.

G. Commercial

- 1. *Permitted Uses and Structures:*
 - a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, new and used automobiles and boats, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
 - b. Retail outlets for the purchase, sale, or trade of used wearing apparel,

toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

- c. Fruit, vegetable, poultry or fish market.
- d. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both, including:
 - (i) Breweries, taprooms, and similar uses.
 - (ii) Wineries, wine clubs, tasting rooms, and similar uses.
 - (iii) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.
- f. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.J.6 below.
- g. Restaurants with on premises consumption of beer, wine and alcohol.
- h. Restaurants with the outside sale and service of food.
- i. Retail and restaurant kiosks (static or mobile kiosks).
- j. Hotels and motels.
- k. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.J.8 below.
- l. Automobile service stations, including petroleum, electric, or natural gas sales, minor and major repair service garages, and automated car washes.
- m. Blueprinting and job printing.
- n. Convenience stores, with petroleum, electric, or natural gas sales.

- o. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.
- p. Express or parcel delivery offices, but not trucking distribution centers.
- q. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.J.10 below.
- r. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.J.3 below, which may include outdoor sales, entertainment, and public displays.
- s. Parking decks and parking garages.
- t. Buildings and uses accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- u. Child and adult day care centers meeting the performance standards in Section IV.J.9 below.
- v. Outside retail sales of holiday or seasonal items such as fireworks, Christmas trees, pumpkins and landscaping materials. Subject to the performance standards and development criteria set forth in Section IV.J.7 below.
- w. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below.
- x. Professional and business offices, and real estate marketing/sales center/offices.
- y. Medical uses, including:
 - (i) Medical, dental and chiropractic offices or clinics
 - (ii) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
 - (iii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.

- (iv) Hospice facilities and overnight-stay facilities for families and care givers of patients.
- z. Senior housing, including:
 - (i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly, and similar uses.
 - (ii) Independent living, assisted living, and memory care housing for the elderly.
- aa. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
- bb. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.
- cc. Mortgage brokers, stockbrokers, and similar financial institutions.
- dd. Churches including a rectory, day care and/or school, and similar uses.
- ee. Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- ff. Colleges and universities.
- gg. Vocational, trade and business schools.
- hh. Public buildings and facilities.
- ii. Libraries, museums, welcome centers, and community centers.
- jj. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters), and similar uses.
- kk. Museums, art galleries, music studios, and theaters for stage performances may include bottle clubs or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with performances, shows,

meetings, and similar activities.

- ll. Docks, piers, over-water walkways or promenades, bulkheads, pilings and similar facilities.
- mm. Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- nn. Radio and television broadcasting studios and offices.

2. *Dimensional Standards*

- a. *Minimum lot width* – None.
- b. *Maximum lot coverage by all buildings* – None.
- c. *Minimum yard requirements* - The minimum yard requirements for all structures are:
 - (i) Front – None.
 - (ii) Side – None.
 - (iii) Rear – None
- d. *Minimum Setback from Property Boundary* - described in Exhibit 1 – Ten (10) feet.
- e. *Maximum height of structure.* 60 feet.

H. Conservation/Open Space (C/OS)

1. *Permitted Uses and Structures:*

- a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters

and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.

d. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.1 below.

2. *Minimum lot requirement (width and area):* None.

3. *Maximum lot coverage by all buildings:* None.

4. *Minimum yard requirements:* None.

5. *Maximum height of structure:* None.

I. Accessory Uses and Structures

1. Accessory uses and structures are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses, and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

a. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, private garages, private boat shelters, tool houses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits/outdoor kitchens, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.

b. Detached accessory structures shall not be located in a required yard except as follows:

(i) Detached accessory structures which are separated from the main structure and less than 15 feet in height may be located in a required side or rear yard, but not less than five (5) feet from a lot line.

(ii) Accessory uses or structures greater than 15 feet in height shall meet the same setback requirements as the primary structure and shall not exceed the height of the primary structure.

(iii) Air conditioning compressors or other equipment designed to serve the principal structure may be located in a required yard but not less than three (3) feet from a lot line.

(iv) Swimming pools and associated screened enclosures may be located in a required rear yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, swimming pools and screened enclosures do not constitute buildings in calculating maximum lot coverage.

c. Accessory Dwelling units subject to Section 656.403(g) of the Zoning Code

J. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be permitted subject to following conditions:
 - a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with JEA standards.
2. Home occupations shall be permitted subject to the following conditions:
 - a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
 - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation, including the allowable sign pursuant to Part 13 hereof.

- c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.
 - d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 - e. No excessive traffic shall be generated by the home occupation.
3. Off-street parking lots shall be permitted subject to the following condition:
- a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.
5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:
- a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment, and which shall be no greater than the inside area for sale and service.
6. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:
- a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
7. Private clubs, conference centers, and meeting facilities shall be permitted subject to the following condition:
- a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the

facility.

8. Schools shall be permitted subject to the following conditions:
 - a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from any residential properties outside and adjacent to the Property to the extent that it interferes with the residential use of that area.
9. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:
 - a. Buildings which are used for animal boarding shall be completely soundproofed.
 - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

K. Silviculture

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

L. Land Clearing

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

M. Excavations, Lakes and Ponds

Excavations, lakes, and ponds, dug as a part of the developments storm water management system are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, lakes, and ponds may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as generally shown on the PUD Site Plan. The MU Masterplan includes detailed traffic analysis concerning lane capacity, external connections, internal circulation, and right-of-way standards. The proposed vehicular circulation is conceptual and may be subject to revision during final design, engineering, and permitting. Internal traffic circulation may be via dedicated public streets or approved private streets. Local streets shall follow City standards. Access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right in, right out access points in addition to those shown on the PUD Site Plan may be permitted by minor modification. Due to environmental constraints resulting in odd shape of the upland parcels within the PUD, the internal connectivity index, as defined in the 2030 Comprehensive Plan, shall be applied on a project-wide basis and not on an individual project/parcel basis. Gate Parkway must be extended east across Gum Swamp and connected by public or private platted roadways to access Areas 1 and 2. If Areas 1 and 2 aren't accessed by the extension of Gate Parkway, the PUD Site Plan and MU Masterplan will need to be updated to provide alternative access. Alleys shall not be dedicated to the City of Jacksonville.

B. Transportation Masterplan

An interconnected multi-modal transportation network will be provided to serve the Master Plan and the various neighborhoods. The major roadway corridors are depicted on the Conceptual Master Plan (Exhibit 1.1). The north-south corridor extending from US 1 to eTown Parkway will provide a parallel route to the regional roadway system to the west including eTown Parkway, Interstate 295, State Road 9B and US Highway 1. This major roadway corridor will include two east-west corridors to eTown Parkway and a connection to US Highway 1. Through coordination with FDOT, the US Highway 1 intersection is proposed to be a quadrant intersection with two connections to US Highway 1. An interconnected local street network with sidewalks will be provided within the neighborhoods to provide multiple options to connect to the major north-south and east-west corridors.

Additional traffic studies may be required for future phases of development at the discretion of the Planning and Development Department.

C. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan. Additional pedestrian, bicycle, and golf cart paths will be provided along collector roadway to connect the residential areas to the commercial and amenity areas within the community.

D. Recreation/Open Space

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include parks, open space, pedestrian walks and trails, bikeways, and other recreational structures and uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, and similar uses. The active recreation/amenities for subdivisions shall be provided at a ratio of a minimum of one (1) acre of useable uplands for every 100 single family detached lots cumulatively throughout the PUD. Active recreation/amenities for multi-family shall be provided at a ratio of a minimum of 150 square feet of recreation area per townhome unit.

The PUD will include multiple amenity sites containing a minimum of five (5) acres of active recreation. Up to 250 lots can be platted, developed and occupied without active recreation. Prior to final plat approval for the 250th lot, either an active recreation amenity must be under construction, a performance/construction bond in a form acceptable to the City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as applicable to the type of residential units.

The preliminary site plan(s) submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications demonstrating compliance with these standards cumulatively throughout the PUD. Documentation and instrumentation providing for ownership and maintenance of the above-described common facilities shall be provided to the Planning and Development Department prior to preliminary engineering approval.

Potential connections to Pablo Creek Preserve shall be coordinated with the City and SJRWMD.

E. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed-use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD development parcels. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD development parcels and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

1. Buffers

Section 656.1216 of the City’s Ordinance Code requires buffers for uncomplimentary land uses and zones. Due to the compact multi-use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

2. *Roadway Buffers*

An average 20-foot wide roadway buffer shall be provided along E Town Parkway except where adjacent to commercial, amenity center uses or stormwater management facilities. The roadway buffer may include natural or planted vegetation and/or a masonry wall to screen adjacent development. If a masonry wall or fence is constructed within the roadway buffer, then the wall or fence shall be six to eight feet in height. The requirement for relief every 100 linear feet shall not apply so long as the landscaping on the roadway side of the wall or fence complies with the following minimum standards:

- a. a durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways and sight lines. The screen shall be no less than 3 feet in height measured from the property line grade two years after installation;
- b. a minimum of one tree, a minimum of 4 DBH or greater, planted or preserved every 80 linear feet of street frontage; and
- c. the remainder of the buffer area shall be landscaped with trees, shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total buffer area.

Roadway buffers are not required where roads cross, or are adjacent to, wetlands or other conservation areas.

3. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes to allow for return radii and turn lanes to accommodate safe ingress/egress.

4. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights of way and vehicle use areas. Parking space depth along the perimeter vehicle use area buffer may be reduced from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

5. *"FireWise"*

Residents adjacent to forested lands will be encouraged to maintain landscaping to prevent the accumulation of flammable planting or debris near homes.

Acknowledgements will be requested of homeowners adjacent to Pablo Creek Reserve the controlled burning may occur there.

F. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetic manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right of way. 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 or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be “v-shaped” and may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. *Project Identity Elevated Signs at Access Points*

A maximum of eight (8) identity elevated signs will be permitted at locations fronting access point for the PUD project and/or uses, owners, and tenants within the

PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to traffic entering the PUD. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These elevated signs will not exceed sixty (35) feet in height and three hundred (300) square feet (each side) in area. These signs will be located not less than two hundred (300) feet apart.

2. *Project Identity Monument Signs at Entry to Residential Subdivisions*

Identity Monuments will be allowed at the entry to residential subdivisions for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two-sided, v-shaped and externally or internally illuminated. These signs shall be oriented toward traffic entering the subdivision.

These monument signs will not exceed ten feet (10') in height and thirty-two (32) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart. Prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for

consistency with this PUD a plan showing the location, height, size, and design of the sign.

3. *Individual Commercial and/or Office/Institutional Uses: Identity Monument Signs.*

Identity monument signs are permitted for each individual Commercial and Office/Institutional use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides, except that such uses with more than one roadway frontage may have one identity monument sign for each road frontage. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage shall be subject to the height and size limitations below.

- a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.
- b. Signage for lots with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.
- c. Signage for lots five (5.0) acres to twenty (20) acres may not exceed twenty (20) feet in height and seventy-five (75) square feet (each side) in area.
- d. Signage for lots with greater than twenty (20) acres may not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.
- e. No monument signs shall be located less than one hundred (100) feet apart.

4. *Multi-Family Residential Uses: Community Identity Monument Signs.*

Identity monument signs are permitted for each Multi-Family Residential use or development.

Each Multi-Family Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen feet (15') in height and fifty (50) square feet in sign face area. No monument signs shall be located less than one hundred (100) feet apart.

5. *Other Signs (in addition to allowable signage listed above).*

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant/multi-family buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way. In the case of the project real estate marketing/sales center building, the maximum wall sign area shall not exceed twenty-five (25) percent of each side of the building facing a public or private right of way, internal access drive, parking area or pedestrian way.

Projecting signs and roof signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way to which side the projecting sign or roof sign is attached. The ten (10) percent shall be measured cumulatively with any wall signs on the same side of the building.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For vehicular directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials. Directional signage and architectural entry features shall be allowed within the right of way,

including within medians and roundabouts, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville.

Changing message devices are permitted subject to the provisions of Section 656.1302, Jacksonville Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, logos or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festival banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Permanent banner signs will be permitted on street light poles within the Big Creek Timber right of way. Banner signs on street light poles will be permitted not to exceed thirty (30) square feet in area. Temporary directional real estate marketing and construction, non-illuminated signs shall be permitted during sales and construction within the right of way not to exceed 40 square feet.

Decorative street signs shall meet MUTCD requirements for breakaway posts, retro-reflectivity, height above grade, size, and color. A revocable permit and indemnification agreement, in the form required by the City of Jacksonville, shall be required for all non-City standard signs/posts in the City right-of-way unless the Planning and Development Department, in consultation with the Office of General Counsel, determines a permit or indemnification agreement will not be required.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area /Side (sq. ft.)	Max Height (ft.)	Min Distance between Signs (ft.)
Project Identity Signs	At External Access Locations	8	300	35	300
Project Identity Monument Signs	At Access to Subdivisions	1 Per Subdiv	32	10	100
Commercial/Office/Institutional Identity Monument	Lots less than 1.5 acres	1 Per Lot	25	10	100
Commercial/Office/Institutional Identity Monument	Lots 1.5 acres to 5 acres	1 Per Lot	50	15	100
Commercial/Office/Institutional Identity Monument	Lots 5 acres to 20 acres	1 Per Lot	75	20	100
Commercial/Office/Institutional Identity Monument	Lots greater than 20 acres	1 Per Lot	100	20	100
Multi-Family Residential Community Identity Monument	Project Wide for each Project	Up to 2	50	15	100
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Projecting and Roof Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Festival Banners	Project Wide on Light Poles	N/A			

G. Architectural Guidelines

Prior to the issuance of a building permit for the construction of the first single family detached home within the PUD, covenants and restrictions shall be recorded for the Property that provides for architectural review by an architectural review board. The covenants and restrictions shall include the following requirements: (i) the front façade of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature; (ii) no vinyl siding can be used on a single family detached home, and (iii) no panel siding can be used as the primary building product on the front façade of any single family detached home.

H. Construction offices/model units/real estate rental or sales

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

I. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code and subject to compliance with the MU Master Plan.

J. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Vehicular parking shall be provided in garages, driveways, or common parking in accordance with the following minimum standards:
 - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Movie Theater: 1.0 space per 6.0 seats
 - d. Hotel: 1.0 space per room
 - e. Senior Housing: 1.0 space per 2 units/beds
 - f. Residential: 1.35 spaces per dwelling unit

2. Due to the compact, urban nature of the project that is located at a node at an interstate interchange, there shall be no maximum parking standard, retail and office uses shall not be subject to the Parking Lot Landscaping Matrix Figure B in Part 6 of the City's Zoning Code, and parking lots with 200 or more spaces shall not be required to provide a landscaped pedestrian connection from the parking lot to the entrance(s) of the buildings being served.
3. A minimum of two (2) loading spaces per apartment or condominium development shall be provided.
4. For multi-family residential uses, required parking may be provided in garages, driveways carports, or common parking. Tandem parking also is permitted.
5. Bicycle parking for multi-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking. Bicycle parking for attached senior housing uses shall be provided at a ratio of one space per 5 bedrooms.
6. Shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department.
7. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.
8. On-street parking, including parallel and angled parking, is permitted on approved private streets and private drives, subject to the review and approval of the Planning and Development Department.

K. Stormwater Retention

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

L. Utilities

The Property is served by JEA. The Landowner and JEA have a Master Service Agreement.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned clustered residential development pursuant to a number of best development practices including:

- The efficient use of land through clustering;
- Internal and external vehicular and pedestrian connectivity;
- Common theme of development
- Efficient provision of utilities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

The MU category compliant PUD establishes long term goals and projections. The Developer has designed roadways, utility locations, to meet the long range plan. Adjoining landowners, including the City of Jacksonville, are able to review with great transparency the future development of the area. The Florida Department of Transportation is able to project impacts on roadways and plan accordingly. Likewise, the City of Jacksonville can plan accordingly for impacts on public facilities, including schools.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and provides for the a more efficient use of land and infrastructure.

VIII. LAND USE TABLE

A Land Use Table is attached hereto as Exhibit F.

IX. SUMMARY OF DEVIATIONS AND COMMITMENTS

DEVIATIONS

- Uses in all land use categories are limited from conventional entitlements
- Densities in all categories are less than allowed in conventional classifications

COMMITMENTS

- Substantial open space
- Lands provided for PBF use

- Substantial space provided for passive and active recreation use

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the proposed uses are consistent with the MU land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.

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

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

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

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association or community development district.

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

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

I. Listed Species Regulations: A report by a wildlife consultant is submitted with this application and the MU Masterplan.

J. Parking Including Loading and Unloading Areas: The PUD provides ample off-street parking.

K. Sidewalks, Trails and Bikeways: The PUD provides extensive pedestrian, bicycle, and golf cart connectivity by connecting to the trail system throughout the MU community.

EXHIBIT F

PUD Name: Big Creek Timber LLC

Land Use Table

Total gross acreage	6,174 +/- acres
Single family/Townhomes	8,523
Multiple family	2,052
Total number of dwelling units	10,575
Commercial	915,000
Industrial	0
Other land use	NA
Active recreation and/or open space	1ac per 100 single family dwellings 1ac per 150 townhome dwellings
Passive open space	Approximately 1/3 of total gross acreages will be protected or placed in conservation
Public and private right-of-way	Not yet determined
Maximum coverage of buildings and structures	Not yet determined