Exhibit "D"

Residences at Richardson Road

Written Description

Date: September 1, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

A. Current Land Use Designation: Residential Professional Institutional (RPI)

B. Current Zoning District: Planned Unit Development (ORD – 2005-120-E)

C. Requested Zoning District: PUD

D. RE #: 041512-0000

E. Project Planner: Michael Herzberg

F. Project Engineer: N/A

G. Project Developer: Pepaj Properties, LLC.

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 3.36± acres of property from PUD to PUD. The subject property was rezoned from RMD-A and RLD-G to PUD under Ordinance 2005-120-E. The original intent of that rezoning was to develop single family dwellings on smaller lots. It is highly likely that this existing PUD was done at a time of speculative land use which saw lands being rezoned for single family development. Shortly after the adoption of the rezoning, home prices in Florida fell fifty-two percent, making the intended development infeasible. Following this recession, the property became derelict for property taxes and the parcel changed owners, several times, with no activity. Today, construction material and labor cost increases, combined with elevated mortgage rates leave the current entitlements infeasible for development. In review of the area surrounding the property, very little has changed since the adoption of the PUD, except for the demand for housing in the Jacksonville market. The current owner has acquired the property with the intent of developing up to 40 townhomes on the parcel.

This new PUD would develop a multi-family community at the intersection of New Kings Road and Richardson Road. The property is located along New Kings Road, a Principal Arterial Roadway, and designated Urban Area and RPI under the City's 2045 Comprehensive Plan. These designations support compact medium density residential development of up to 67 dwelling units. The RPI Category is a transitional land use and a multi-family residential community would be an appropriate, and logical use along this portion of New Kings Road. Furthermore, considering the uses in proximity, Singleton Park, Rufus E. Payne Elementary School, and several houses of worship, the development of this new community would help to reduce vehicle miles traveled in the vicinity.

The subject property is bounded on the north and east by city owned drainageways of approximately 30 feet in width. Beyond the drainageway to the north is a Kingdom Hall of Jehovah's Witness, also designated RPI/RMD-A. To the east, beyond the drainageway along that boundary, exist approximately 5 single family dwellings, designated Low Density Residential (LDR) and zoned RLD-60. It would appear that these drainageways are actually intended to convey runoff from the subdivision to the west, southwest, and under New Kings Road. To the west, across New Kings Road, a 160' public right-of-way, is the Saint Paul African Methodist Episcopal Church, encompassing more than 7 acres. Finally, the parcel across Richardson Road to the south is developed as a funeral home and is designated CGC/CCG-1.

The subject Property is bounded on the north and the east by drainageways, varying in width. The improved with various buildings that will be utilized as offices and support activities related to the intended use as a commercial office for limousine services. The parcel is not within any designated flood zone and has no unique features or topography. Development is intended commence immediately upon approval of the entitlements and required permitting.

Permitted Uses

This PUD shall permit the following uses:

(a)

(1) A maximum of Forty (40) Townhomes

(b) *Permitted accessory uses.* See Section 656.403.

A. **Minimum Lot and Building Requirements**.

1. ***Minimum building setback and yard requirements***. The building setbacks for all uses and structures are as follows:

a. Front – Twenty-Two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and Fifteen (15) feet to the building façade; Twenty-Two (22) feet from the back edge of curb where no sidewalks are located to the garage face and Fifteen (15) feet to the building facade

b. Side – Zero (0) feet; Ten (10) feet for end units

c. Rear – Ten (10) feet

2. ***Minimum Lot Requirements***

Lot Area 1,500 square feet

3. ***Maximum Height of Structures***. Thirty-Five *(35)* feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. ***Maximum parcel coverage by all buildings -*** Seventy (70) percent.

B. **Common Area Landscape Maintenance**. The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping.

C. **Access**. As shown on the Site Plan, access to the property shall only occur from Richardson Road, and the same shall be reviewed and approved by the City of Jacksonville.

D. **Pedestrian Circulation**. Any required sidewalks shall be provided, consistent with the Comprehensive Plan.

E. **Recreational/Open Space**. The development will not provide the required area consistent with the 2045 Comprehensive Plan and the Zoning Code for such uses.

F. **Signage**. The development shall include an 80 square foot Monument style sign, not exceeding 12 feet in height. Illumination of signage may be either internal or externally illuminated.

G. **Parking and Loading Requirements**. The proposed PUD will provide the required parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code.

H. **Landscaping/Fencing/Screening.** The development will comply with all provisions of Part 12 of the Zoning Code.

I. **Stormwater Retention**. Stormwater retention/detention systems will be developed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

J. **Utilities**. JEA will provide all electric power in addition to water and sewer services.

K. **Modifications**. Amendments 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.

L. **Conceptual Site Plan**. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, may be required as the proposed development proceeds

through final permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan**. The RPI Category permits all uses intended by the developer. The proposed development is consistent with the following components of the 2030 Comprehensive Plan:

Goal 1, Objective 1.1, Policies 1.1.1, 1.1.7, 1.1.9, 1.1.17, 1.1.21, 1.1.22, Goal 3, Objective 3.1.

Roadways / Consistency with the Concurrency Management/ Mobility System. The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.

B. **Allocation of Residential Land Use**. This proposed development would not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan and is a lower density than the existing land use permits.

C. **Internal Compatibility/Vehicular Access**. The Site Plan addresses access to the property. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

D. **External Compatibility/Intensity of Development**. The proposed development would serve to promote a logical transition of uses, and a land use fabric that is both appropriate and compatible with the trends in the area and the intent of the city's comprehensive plan.

E. **Recreation/Open Space**. Private recreation will be allocated as per the Zoning Code.

F. **Impact on Wetlands**. No wetlands exist on the parcel.

G. **Listed Species Regulations**. A listed species survey is not required for this PUD application.

H. **Off-Street Parking & Loading Requirements**. The proposed PUD will provide integrated parking facilities to support the proposed use

I. **Sidewalks, Trails, and Bikeways**. The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

EXHIBIT F

PUD Name **Residences at Richardson**

Land Use Table

Total gross acreage	**3.36**	Acres	100 %	
Amount of each different land use by acreage				
Single family		Acres		%
Total number of dwelling units		D.U.		
Multiple family	**3.36**	Acres	**100**	%
Total number of dwelling units		D.U.		
Commercial		Acres		%
Industrial		Acres		%
Other land use		Acres		%
Active recreation and/or open space	**0.39**	Acres	**10**	%
Passive open space		Acres		%
Public and private right-of-way		Acres		%
Maximum coverage of buildings and structures	**102,453**	Sq. Ft.	**70**	%