

1 Introduced and amended by the Land Use and Zoning Committee:

4 **ORDINANCE 2020-598-E**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE 2030 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 AGRICULTURE-I (AGR-I), AGRICULTURE-II (AGR-II),
11 AND AGRICULTURE-III (AGR-III) TO MULTI-USE (MU)
12 ON APPROXIMATELY 7002.25± ACRES LOCATED IN
13 COUNCIL DISTRICT 12 AT 0 U.S. HIGHWAY 301 SOUTH,
14 0 NORMANDY BOULEVARD AND 0 MAXVILLE MACCLENNY
15 HIGHWAY, BETWEEN INTERSTATE 10 AND MAXVILLE
16 MACCLENNY HIGHWAY, OWNED BY 301 CAPITAL
17 PARTNERS, LLC, INCLUDING PROPOSED SITE SPECIFIC
18 POLICY 4.4.20 IN THE FUTURE LAND USE ELEMENT AND
19 A PRELIMINARY DEVELOPMENT PLAN, AS MORE
20 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
21 APPLICATION NUMBER L-5457-20A; ADOPTING A SIGN
22 PLACEMENT PLAN PURSUANT TO SECTION
23 650.407(C)(3), ORDINANCE CODE; WAIVING CHAPTER
24 95 (JACKSONVILLE WATERWAYS COMMISSION), SECTION
25 95.105 (PURPOSES) AND SECTION 95.106 (DUTIES),
26 ORDINANCE CODE; PROVIDING A DISCLAIMER THAT THE
27 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
28 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
29 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

1 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
2 *Ordinance Code*, Application Number L-5457-20A requesting a revision
3 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
4 change the future land use designation from Agriculture-I (AGR-I),
5 Agriculture-II (AGR-II), and Agriculture-III (AGR-III) to Multi-Use
6 (MU) has been filed by Paul M. Harden, Esq., on behalf of the owner
7 of certain real property located in Council District 12, as more
8 particularly described in Section 2; and

9 **WHEREAS**, the Planning and Development Department reviewed the
10 proposed revision and application, held a public information workshop
11 on this proposed amendment to the *2030 Comprehensive Plan*, with due
12 public notice having been provided, and having reviewed and considered
13 all comments received during the public workshop, has prepared a
14 written report and rendered an advisory recommendation to the Council
15 with respect to this proposed amendment; and

16 **WHEREAS**, the Planning Commission, acting as the Local Planning
17 Agency (LPA), held a public hearing on this proposed amendment, with
18 due public notice having been provided, reviewed and considered all
19 comments received during the public hearing and made its
20 recommendation to the City Council; and

21 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
22 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
23 *Ordinance Code*, and having considered all written and oral comments
24 received during the public hearing, has made its recommendation to
25 the Council; and

26 **WHEREAS**, the City Council held a public hearing on this proposed
27 amendment with public notice having been provided, pursuant to Section
28 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
29 *Code*, and having considered all written and oral comments received
30 during the public hearing, the recommendations of the Planning and
31 Development Department, the LPA, and the LUZ Committee, desires to

1 transmit this proposed amendment through the State's Expedited State
2 Review Process for amendment review to the Florida Department of
3 Economic Opportunity, as the State Land Planning Agency, the Northeast
4 Florida Regional Council, the Florida Department of Transportation,
5 the St. Johns River Water Management District, the Florida Department
6 of Environmental Protection, the Florida Fish and Wildlife
7 Conservation Commission, the Department of State's Bureau of Historic
8 Preservation, the Florida Department of Education, and the Department
9 of Agriculture and Consumer Services; now, therefore

10 **BE IT ORDAINED** by the Council of the City of Jacksonville:

11 **Section 1. Purpose and Intent.** The Council hereby approves
12 for transmittal to the various State agencies for review a proposed
13 large scale revision to the Future Land Use Map series of the 2030
14 *Comprehensive Plan* by changing the future land use designation from
15 Agriculture-I (AGR-I), Agriculture-II (AGR-II), and Agriculture-III
16 (AGR-III) to Multi-Use (MU), pursuant to Application Number L-5457-
17 20A.

18 **Section 2. Subject Property Location and Description.** The
19 approximately 7002.25± acres are located in Council District 12 at 0
20 U.S. Highway 301 South, 0 Normandy Boulevard and 0 Maxville MacClenny
21 Highway, between Interstate 10 and Maxville MacClenny Highway, as
22 more particularly described in **Exhibit 1**, dated June 17, 2020, and
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
24 and incorporated herein by this reference (Subject Property).

25 **Section 3. Owner and Applicant Description.** The Subject
26 Property is owned by 301 Capital Partners, LLC. The applicant is
27 Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
28 Florida 32202; (904) 396-5731.

29 **Section 4. Site Specific Policy and Preliminary Development**
30 **Plan.** Proposed Future Land Use Element (FLUE) Policy 4.4.20 is
31 included in this transmittal to the various State agencies for review,

1 as attached hereto in Revised Exhibit 3, dated October 16, 2020, and
2 a Preliminary Development Plan is included in this transmittal to the
3 various State agencies for review, as attached hereto as Exhibit 4,
4 dated September 14, 2020.

5 **Section 5. Adopting Sign Placement Plan Pursuant to Section**
6 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
7 *Ordinance Code*, the City Council hereby adopts the Sign Placement
8 Plan dated August 31, 2020, and attached hereto as Exhibit 5, and
9 finds that the advertisement, mailed notices, and the Sign Placement
10 Plan have provided notice in compliance with all state and local laws
11 and regulations.

12 **Section 6. Chapter 95 (Jacksonville Waterways Commission),**
13 **Section 95.105 (Purposes) and Section 95.106 (Duties), Ordinance**
14 **Code, Waived.** Chapter 95 (Jacksonville Waterways Commission),
15 Section 95.105 (Purposes) and Section 95.106 (Duties), *Ordinance*
16 *Code*, requiring review by the Jacksonville Waterways Commission, is
17 hereby waived due to cancellation of the November 2020 Jacksonville
18 Waterways Commission meeting. The proposed large scale land use map
19 amendment approved for transmittal herein shall be reviewed by the
20 Jacksonville Waterways Commission prior to adoption. Pursuant to
21 Council Rule 2.102, the Rules Committee considered this waiver on
22 December 1, 2020, and recommended approval.

23 **Section 7. Disclaimer.** The transmittal granted herein
24 shall not be construed as an exemption from any other applicable
25 local, state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this transmittal is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owner(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this transmittal does not
2 approve, promote or condone any practice or act that is prohibited
3 or restricted by any federal, state or local laws.

4 **Section 8. Effective Date.** This Ordinance shall become
5 effective upon signature by the Mayor or upon becoming effective
6 without the Mayor's signature.

7
8 Form Approved:

9
10  _____

11 Office of General Counsel

12 Legislation Prepared by: Susan Kelly

13 GC-#1405668-v1-2020-598-E.docx

Legal Description

301 Villages Parcel 1

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°07'06" East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 46°18'27", an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°16'20" East, 408.93 feet; thence South 84°25'33" East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°01'31", an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South 18°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North

June 17, 2020

EXHIBIT 1

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Legal Description

00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly line of said Section 10 and the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 3 courses: Course 1, thence North 18°57'05" East, 540.60 feet; Course 2, thence South 71°02'55" East, 32.00 feet; Course 3, thence North 18°56'27" East, 1391.56 feet to its intersection with the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records; thence North 63°38'48" West, departing said Westerly right of way line and along said Northeasterly line, 782.60 feet; thence North 49°03'48" West, continuing along said Northeasterly line, 330.15 feet to the Point of Beginning.

From said Point of Beginning, thence continue Northwesterly along said Northeasterly line of Borrow Pit Haul Road the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described **301 Villages Parcel 1** containing **6,035.75 acres**, more or less.

TOGETHER WITH

301 Villages Parcel 2

A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID SECTION 29; THENCE NORTH 89°51'06" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 2621.91 FEET TO THE NORTHWESTERLY CORNER OF THE EAST ONE-HALF OF SAID SECTION 29; THENCE SOUTH 00°32'07" WEST, ALONG LAST SAID LINE, 3956.58 FEET TO SOUTHWESTERLY CORNER OF LOT 20, SECTION 29, AS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°57'47" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 20 AND ALONG THE SOUTHERLY LINE OF LOT 19, SECTION 29 OF SAID PLAT OF MAXVILLE AND MAXVILLE FARMS, 1250.59 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17906, PAGE 1508 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°18'53" WEST, ALONG LAST SAID LINE, 1071.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 228 (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 86°24'08" WEST, 2689.67 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF

June 17, 2020

EXHIBIT 1

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Legal Description

11399.16 FEET, AN ARC DISTANCE OF 763.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°19'19" WEST, 763.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 89°45'30" WEST, 1082.77 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17041, PAGE 1529 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°54'03" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14755, PAGE 198 OF SAID CURRENT PUBLIC RECORDS, 6225.09 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7245, PAGE 1751 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°54'03" EAST, 2871.18 FEET; COURSE NO. 2: SOUTH 89°06'05" EAST, 616.97 FEET; COURSE NO. 3: NORTH 00°52'49" EAST, 199.84 FEET; COURSE NO. 4: NORTH 89°39'08" EAST, 1384.38 FEET; COURSE NO. 5: SOUTH 73°53'58" EAST, 605.57 FEET; COURSE NO. 6: SOUTH 69°39'03" EAST, 1679.56 FEET; COURSE NO. 7: SOUTH 58°48'40" EAST, 1910.90 FEET; COURSE NO. 8: SOUTH 48°45'22" EAST, 57.81 FEET; COURSE NO. 9: SOUTH 48°43'42" EAST, 2116.15 FEET; COURSE NO. 10: SOUTH 41°14'44" WEST, 57.49 FEET; COURSE NO. 11: SOUTH 48°43'26" EAST, 853.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 18°58'00" WEST, ALONG LAST SAID LINE, 326.32 FEET TO THE SOUTHERLY LINE OF SAID SECTION 21; THENCE NORTH 89°51'06" WEST, ALONG LAST SAID LINE, 2125.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 966.50 ACRES, MORE OR LESS.

LESS AND EXCEPT ALL ROADWAYS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

The above described **301 Villages Parcel 2** containing **966.50 acres**, more or less.

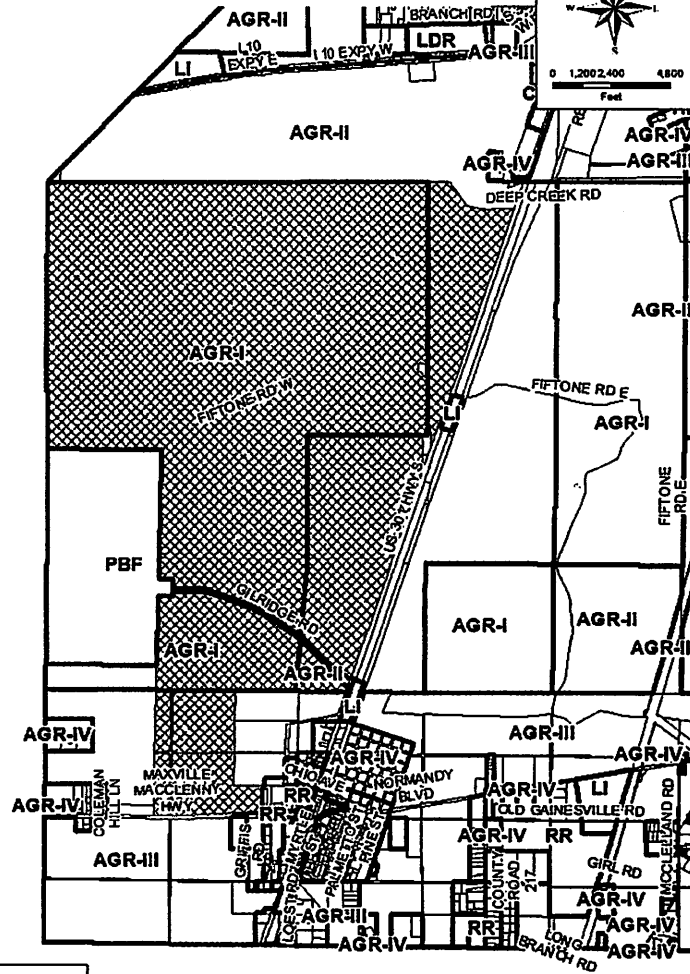
301 Villages Parcel 1	6,035.75 acres, more or less
301 Villages Parcel 2	+ <u>966.50 acres, more or less</u>
301 Villages Total	7,002.25 acres, more or less

June 17, 2020

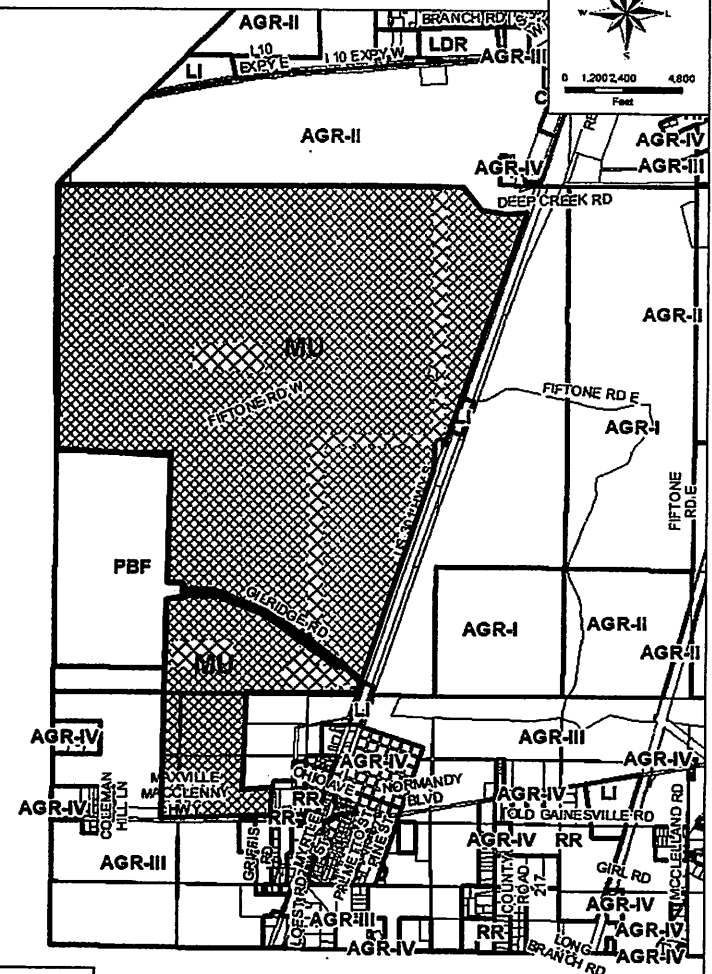
EXHIBIT 1

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Pre-Adoption of L-5457-20A Land Use Map



Post-Adoption of L-5457-20A Land Use Map



Request for Large Scale Land Use Amendment to Future Land Use Map Series

From: Agriculture-I (AGR-I), Agriculture-II (AGR-II), and Agriculture-III (AGR-III)

To: Multi-Use (MU)

Planning District: 4

Identification Number: L-5457-20A

Council District: 12

Exhibit 2 (Page 1 of 1)



Site Specific Policy with L-5457-20A / Ordinance 2020-598

FUTURE LAND USE ELEMENT

Policy 4.3.20

In accordance with Ordinance 2020-598, which designates a 7,002 acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 7,002 acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of attached and detached residential, neighborhood and regional commercial centers including lodging; professional and business offices including hospital and medical related uses; and light industrial. More specifically, the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI), Light Industrial (LI) and Recreation and Open Space (ROS), all consistent with the Multi-Use Land Use Category.

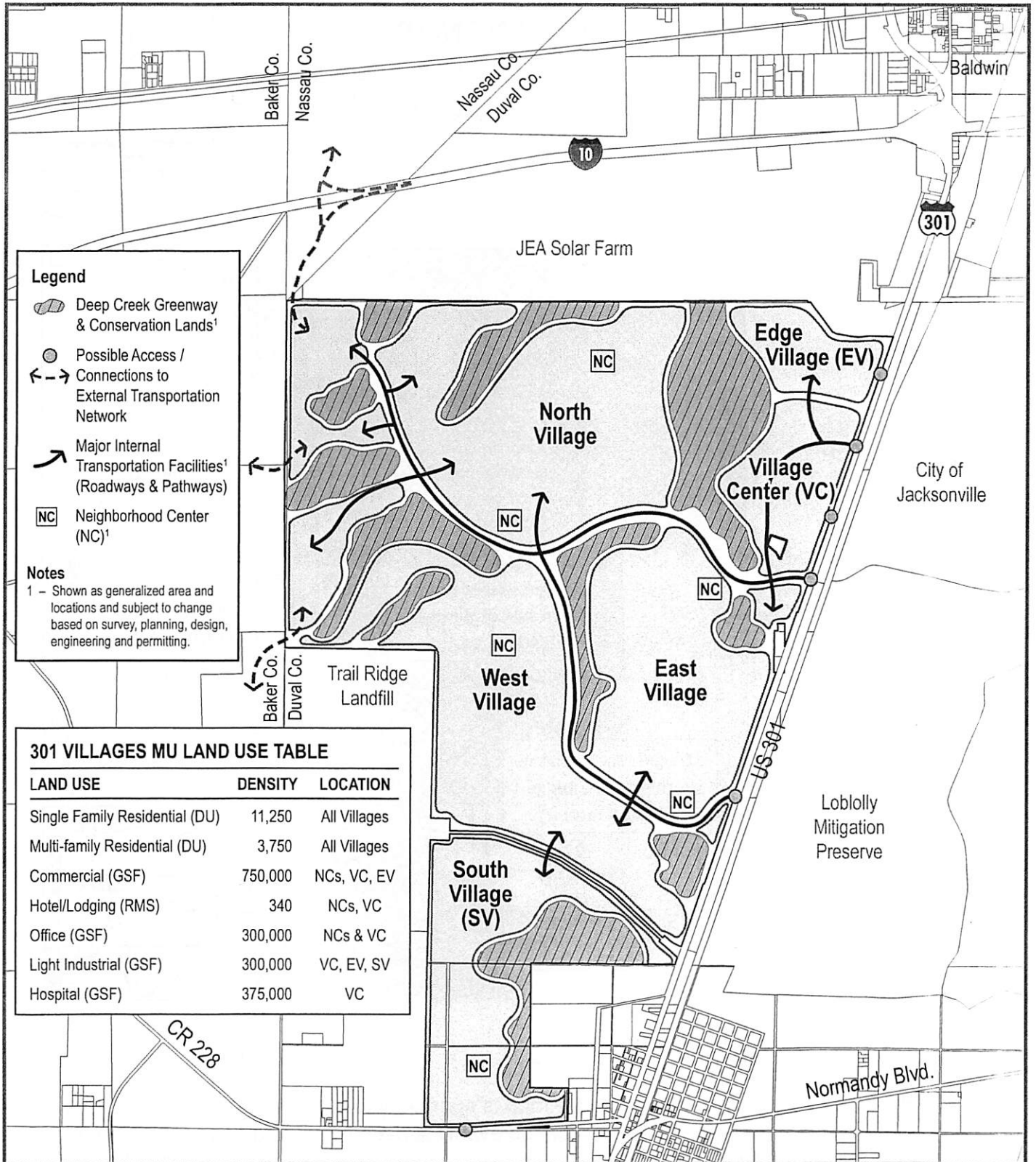
The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

<u>Single Family Residential (DU)</u>	<u>11,250</u>
<u>Multi-family Residential (DU)</u>	<u>3,750</u>
<u>Commercial (GSF)</u>	<u>750,000</u>
<u>Hotel/Lodging (RMS)</u>	<u>340</u>
<u>Office (GSF)</u>	<u>300,000</u>
<u>Light Industrial (GSF)</u>	<u>300,000</u>
<u>Hospital (GSF)</u>	<u>375,000</u>

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

301 Villages

Preliminary Development Plan



Legend

- Deep Creek Greenway & Conservation Lands¹
- Possible Access / Connections to External Transportation Network
- Major Internal Transportation Facilities¹ (Roadways & Pathways)
- Neighborhood Center (NC)¹

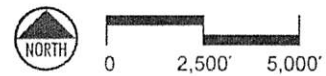
Notes

1 - Shown as generalized area and locations and subject to change based on survey, planning, design, engineering and permitting.

301 VILLAGES MU LAND USE TABLE

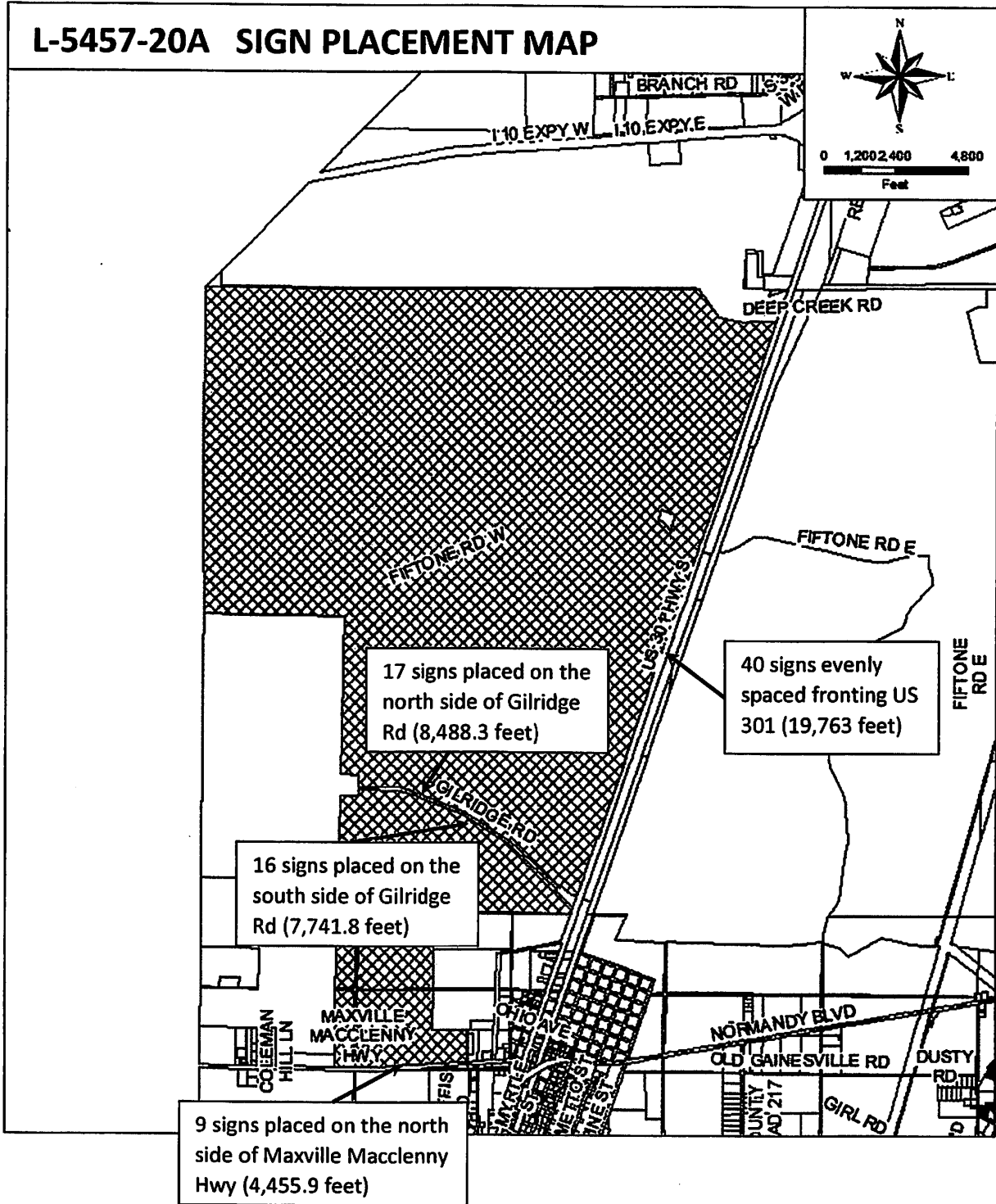
LAND USE	DENSITY	LOCATION
Single Family Residential (DU)	11,250	All Villages
Multi-family Residential (DU)	3,750	All Villages
Commercial (GSF)	750,000	NCs, VC, EV
Hotel/Lodging (RMS)	340	NCs, VC
Office (GSF)	300,000	NCs & VC
Light Industrial (GSF)	300,000	VC, EV, SV
Hospital (GSF)	375,000	VC

September 14, 2020



PROSSER

L-5457-20A SIGN PLACEMENT MAP



Sign placement shown on the above map is approximately one (1) sign every 500 feet or so on the main roads. Signs should be evenly spaced to the degree possible in the locations identified above and should be placed in the most visible areas within these locations.

Total signs = 82 signs


August 31, 2020

ORDINANCE 2020-598-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

December 8, 2020

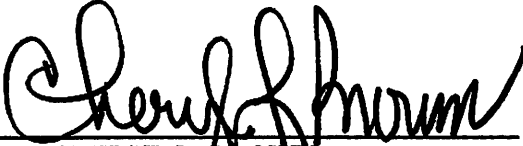


TOMMY HAZOURI
COUNCIL PRESIDENT

DEC 09 2020

ATTEST:

APPROVED: _____



DR. CHERYL L. BROWN
COUNCIL SECRETARY



LENNY CURRY, MAYOR

