

Exhibit 3

Dames Point Crossing Auto PUD

Written Description

Date: April 24, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Community/General Commercial
- B. Current Zoning District: Planned Unit Development (PUD) Ordinance 2003-192-E
- C. Requested Zoning District: PUD
- D. RE #: 112897-1545
- E. Project Planner: N/A
- F. Project Engineer: N/A
- G. Project Developer: Autozim, LLC.

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 0.52± acres of property from PUD to PUD. The previous PUD encompassed approximately 37 acres and was intended to permit commercial retail, office, and multi-family uses. More specifically, the subject parcel lies within what was identified as Parcel A of the 2003 PUD. This property lies east of the former Crest Chevrolet that was the intended user of Parcel C in the previous zoning. In 2013, the auto dealer parcel was again rezoned to permit recreational vehicle sales, and the servicing of the same.

The proposed PUD is required to permit the additional uses (automotive repair and small scale warehousing). The original PUD did permit Service Stations, which include some auto repair uses, but the parcel in question is not a corner lot as would be appropriate for such uses and does not intend to include any gasoline sales. Rather, the owner is intending an automotive repair garage, allowing both minor and major repairs. The size of the property does not lend itself to numerous uses that were permitted in the 2003 ordinance and as such the list of permitted uses is being reduced. Furthermore, the location of the property, abutting the service road of SR-9A (I-295) and lying east of the existing RV sales lot, the proposed use is both appropriate and would not serve to negatively impact any surrounding property. This PUD would retain most of the original limitations of the 2003 PUD, and further reduce the list of permitted uses. The PUD would support a logical development pattern, considering the original PUD and the development trends near this interchange.

The surrounding uses include the RV Sales and service establishment to the west, across Dames Point Crossing Boulevard, and a hotel (Woodsprings Suites) both developed under the same 2003 PUD.

The subject Property is vacant, not within any designated flood zone, and the property 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) Commercial retail sales and service establishments.
 - (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
 - (3) Professional and business offices.
 - (4) Hotels and motels.
 - (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
 - (6) Art galleries, museums, community centers, dance, art or music studios.
 - (7) Vocational, trade or business schools and similar uses.
 - (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
 - (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
 - (10) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
 - (11) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
 - (12) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (14) Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (15) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (15) Service garages for minor or major repairs, including body repair and painting.

(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 – Ten (10) feet (Dames Point Crossing frontage)
- b. Side – Five (5) feet
- c. Rear – Five (5) feet

2. ***Minimum Lot Requirements.*** 21,780 square feet, or one-half acre.

3. ***Maximum Height of Structures.*** Forty-Five (45) 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.*** Forty (40) 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 Dames Point Crossing Boulevard, 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 these areas.
- F. **Signage.** The previous PUD permitted any outparcel of Parcel A to utilize a 50 square foot Monument style sign, not exceeding 15 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, including the appropriate perimeter landscaping.
- 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 (Exhibit 4 dated 4/24/2023) 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 Property is currently designated CGC, which permits all uses intended by the developer. The proposed development is consistent with the following components of the 2045 Comprehensive Plan:

Goal 3, Objective 3.2, Polices 3.2.2, 3.2.4, 3.2.9, 3.2.12.

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 does not include residential use and would therefore not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2045 Comprehensive Plan.

- C. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit “4” 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 commercial infill within this area of Arlington and the intended uses are compatible with the commercial character intended by the 2003 PUD as well as the developed properties in proximity.
- E. **Recreation/Open Space.** No recreation will be created for this PUD.
- 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 and the same will be landscaped as per the requirements of the Zoning Code.
- 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.