

## **Exhibit 3**

### **WRITTEN DESCRIPTION**

**10249 Hood Court  
December 13, 2021**

The purpose of this PUD to PUD rezoning is to remove one parcel from a previous PUD (2016-392) and add additional uses for the new owner to provide additional retail options not currently available in the area.

#### **I. PROJECT DESCRIPTION**

- A. The site is 2.77 +/- acres
- B. Project Architect/Planner: N/A
- C. Project Engineer: Ed Tully
- D. Project Developer: West Westmoreland
- E. Current Land Use Category: LDR
- F. Current Zoning District: PUD
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: N/A
- I. Real Estate Number(s): 149200-0000

#### **II. QUANTITATIVE DATA**

- A. Total Acreage: 2.77 +/- acres
- B. Total number of dwelling units by each type: n/a
- C. Total amount of non-residential floor area: 17,500 sq. feet
- D. Total amount of recreation area: n/a
- E. Total amount of open space: None

- F. Total amount of public/private rights of way: n/a
- G. Total amount of land coverage of all buildings and structures: 52 %
- H. Phase schedule of construction: This project may be developed in phases.

### III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that may negatively affect the surrounding area.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.  
There will be no areas within the PUD which will be maintained by the City.

- C. Justification for the rezoning.

(1) Is more efficient than would be possible through strict application of the Zoning Code;

(2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(3) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.2: The City shall promote, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- D. Phase schedule of construction (include initiation dates and completion dates):  
This project may be developed in Phases, initiation, and completion dates to be determined.

## IV. USES AND RESTRICTIONS

### A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Neighborhood retail sales and service establishments, including the retail sale of food and drugs, 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, 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, and all other similar neighborhood retail uses, however no individual building footprint shall exceed 40,000 square feet.
- (4) Service establishments such as barber or beauty shops, shoe repair shops, interior decorators, reducing salons or gymnasiums, fitness center, self-service laundries or dry cleaner and pickup stations, tailors, or dressmakers.
- (5) Restaurants including the outside sale and service of food meeting the performance standards and development criteria set for the in Part 4 of the Zoning Code.
- (6) Banks with drive-thru tellers and financial institutions, travel agencies and similar uses.
- (7) Libraries, museums, and community centers.
- (8) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- (9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (10) Facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances, and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
- (11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (12) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- (13) Wireless Communication towers, Broadcast towers, antenna, and similar uses pursuant to regulations and criteria contained in Part 15, Zoning Code.
- (14) Audio/video sales and installation.
- (15) Stand-alone automatic bank teller machines (ATMs).

### B. Permissible Uses by Exception:

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

- (2) Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- (3) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
- (4) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (5) Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- (6) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
- (8) Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

- (1) Stand Alone demonstration building incidental and subordinate to the Audio/Visual sales and installation business.

V. DESIGN GUIDELINES

A. Lot Requirements

- (1) *Minimum lot area:* None, except as otherwise required for certain uses
- (2) *Minimum lot width:* None, except as otherwise required for certain uses.
- (3) *Maximum lot coverage:* None, except as otherwise required for certain uses. *Impervious surface ratio* as required by [Section 654.129](#).
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* This development shall comply with the parking requirements in Part 6 of the Zoning Code.
- (2) *Vehicular Access:*
  - a. Vehicular access to the Property shall be by way of Hood Road, Shad Road,

Hood Court or Old Hood way substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by existing sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. Multiple tenants and/or uses may be identified on signs within the PUD. Sign may be internally or externally illuminated.

1. Two (2) freestanding monument style street frontage signs, not to exceed one hundred (100) square feet in area and 10) feet in height each.
2. One (1) temporary development sign advertising the anticipated uses withing the property not to exceed twenty-four (24) square feet in area nd ten (10) feet in height.
3. Directional signs shall not exceed four (4) square feet in area and three (3) feet in height.
4. Real estate signs and construction signs as otherwise allowed by the zoning code.
5. Wall signs as otherwise permitted by the Zoning Code
6. One under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area are allowed, provided any square footage used for the sign must be subtracted from the allowable wall sign square footage.

D. Lighting:

1. Parking areas:
  - a. Maximum height: Twenty (20) feet.
  - b. Light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.
2. Buildings: All display and landscape lighting should be directed toward the focal points and away from pedestrians and residential properties. Any lighting associated with a canopy should be recessed into the structure or otherwise integrated with the design of the canopy.
3. Service areas:
  - a. Maximum height: Twenty (20) feet.
  - b. Light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.
4. Lighting Plan: The final lighting plan for the Property shall be subject to review and approval of the Planning and Development Department.

- E. Landscaping:
  - 1. Landscaping will be provided consistent with Chapter 656, Part 12, of the Jacksonville Zoning Code and Article 25 of the City of Jacksonville Charter.
  - 2. There shall be a minimum ten (10) foot wide buffer located along the entire frontage of Hood Court and Old Hood Way, which buffer shall include an eight (8) foot high, 100% opaque vinyl fence and one oak tree, 6 feet in height and a minimum two (2) inch caliper, for every twenty-five (25) feet.
  
- F. Recreation and Open Space: n/a
  
- G. Utilities:
  - Water and Electric will be provided by JEA.
  
- H. Wetlands
  - Wetlands will be permitted according to local, state, and federal guidelines.
  
- I. Architectural Review:
  - 1. At the time of Verification of Substantial Compliance, final architectural elevations shall be submitted and shall be subject to the review and approval of the Planning and Development Department.

## **VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.