

Exhibit 3

WRITTEN DESCRIPTION

Name of PUD: Riverside Village PUD

Date: June 3, 2020

Current Zoning District: CRO

Current Land Use Designation: RPI

Proposed Zoning District: PUD

Proposed Land use Designation: NC

RE #:090183-0000, 090182-0000, 090181-0000, 090180-0000, 090188-0000

I. PROJECT DESCRIPTION

This is a mixed-use infill development utilizing existing structures. The project will include a mix of office, restaurant, and retail uses as generally allowable in the CN zoning district.

Project Name: Riverside Village

Project Architect/Planner: Design/Cooperative LLC

Project Engineer: N/A

Project Developer: N/A

II. QUANTITATIVE DATA

Total Acreage: 1.26 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area:
Parcel 1 – up to 6,500 SF
Parcel 2 – up to 4,300 SF
Parcel 3 – up to 3,000 SF
Parcel 4 – up to 4,900 SF

Total amount of recreation area: N/A

Total amount of open space: 0.69 acres

Total amount of public/private rights of way: 0.37 acres

Total amount of land coverage of all buildings and structures: 0.26 acres

Phase schedule of construction (include initiation dates and completion dates): N/A

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multi-family residential.
- (4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet unless currently existing.
- (5) Service establishments such as barber or beauty shops, shoe repair shops.
- (6) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (7) Restaurants without drive-in or drive-through facilities, limited to three-hundred and fifty seats total in the PUD.
- (8) Banks and financial institutions, travel agencies and similar uses.
- (9) Libraries, museums and community centers.
- (10) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Employment office (but not a day labor pool).
- (12) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (13) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- (14) Hotels and motels.

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

(16) Permanent or restricted outside sale and service in conjunction with a restaurant, at locations on the South side of buildings 2 and 3 as depicted on the site plan.

(17) Day care centers meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on permitted or permissible uses by exception:

All of the permitted or permissible uses by exception are subject to the following provisions unless otherwise provided for:

(1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.

D. Permitted Accessory Uses and Structures: See §656.403

IV. STATEMENTS

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

The PUD allows for additional infill use of existing structure not allowed by application of the current zoning district. The PUD also restricts uses currently allowed in the CRO zoning category including: Single Family dwellings, Schools (including vocational, trade and business schools), Colleges and universities, Fraternity and Sorority houses, Adult congregate Living Facilities, Radio and Television Broadcasting studios, Cosmetology uses, Bed and Breakfast establishments, Community residential homes, and Hospice facilities. This allows for the PUD to tailor the foreseeable uses to the site to the existing buildings for infill use.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot requirements (width and area).*

- a. Minimum lot width—75 feet, except as otherwise required for certain uses.
- b. Minimum lot area—7,500 square feet, except as otherwise required for certain uses.

(2) *Maximum lot coverage:* 50%

(3) *Minimum yard requirements:*

- a. All uses:
 - I. Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.
 - II. Side—None.
 - III. Rear—Ten feet.

(4) *Maximum height of structures:* 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single-family use of zoning district.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 3 and Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Riverside Avenue, Memorial Park Drive, Memorial Park Terrace, and Lancaster Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for

ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

C. Signs.

Signage shall meet the requirements for the office design standards of the Riverside/Avondale Overlay. Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with the existing landscaping.

E. Recreation and Open Space:

See Exhibit F.

F. Utilities

- Water will be provided by JEA.
- Sanitary sewer will be provided by JEA.
- Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- D. Will promote the purposes of the Riverside/Avondale Zoning Overlay.