

EXHIBIT 3
PUD WRITTEN DESCRIPTION
RICHARDSON ROAD PUD
 July 12, 2023

I. PROJECT DESCRIPTION

A. The applicant proposes to rezone approximately 3.08 acres on Richardson Road, adjacent to New Kings Road, from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) to accommodate newly proposed outside storage facility and auto service station that will service residents from high density neighborhoods in the near-by areas. The subject property was rezoned from RMD-A & RLD-G to PUD in 2005 (PUD2005-0120), but the development contemplated by that PUD was never constructed. The property is more particularly described by the legal description attached hereto as Exhibit “1” (the “Property”).

As described below, the PUD zoning district is being sought to provide for outside storage and auto service shop uses.

The proposed project will include an outdoor storage facility for automobiles, boats, recreational vehicles, fleet vehicles, and trucks (without trailers) to service the Jacksonville area. This large vacant parcel is ideal for an auto service station and outdoor storage facility considering its close proximity to I-295 (a major arterial) and the near-by high-density residential developments. The property may be developed in phases subject to the terms of this PUD.

In addition to the requested rezoning from PUD to PUD, this project also includes a companion land use amendment from Residential Professional Institutional (RPI) to Community General Commercial (CGC).

Surrounding land use designation, zoning districts, and existing uses are as follows:

	LAND USE	ZONING	USE
South	CGC	CCG-1	Funeral Home
East	LDR	RLD-60	Residential
North	RPI	RMD-A	Church
West	LDR	RLD-60	Church

- B. Project Name: Richardson Road PUD
- C. Project Architect/Planner: Matthew Design Group
- D. Project Engineer: Matthew Design Group
- E. Project Developer: Park & Go Storage LLC
- F. Current Land Use Designation: Residential Professional Institutional (RPI)
- G. Current Zoning District: Planned Unit Development (PUD) (PUD 2005-0120)
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): 041512-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 3.08 Acres
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: Maximum 2400 SF
- D. Total amount of recreation/open space: N/A
- E. Total Amount of land coverage of all buildings and structures: Maximum 50%
- F. Total amount of impervious surface ratio: Maximum 75%
- G. Phase schedule of construction (include initiation dates and completion dates):
Construction will commence within three (3) years and be completed within five (5) years of the approval of this PUD.

III. STATEMENTS

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

This PUD adopts the applicable CCG-1 zoning provisions with the following exceptions:

1. Uses:
 - a. Outdoor storage of items such as boats, recreational vehicles, and semi-tractors (without trailers) are permitted on the entire site and exempted from the supplemental criteria set forth in Part 4 under certain circumstances.
 - b. Uses associated with pari-mutuel facilities, adult entertainment centers, dancing entertainment centers with alcohol, and nightclubs are prohibited.
 - c. Racetracks for animals or vehicles are prohibited.
2. Design guidelines:
 - a. Side yard setbacks of Twenty (20) feet are established.
 - b. Rear yard setback of Twenty (20) feet is established.
 - c. Site specific, enhanced landscape buffers are provided to account for the unique shape and development of the project.
- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

1. Outdoor storage of items such as boats, recreational vehicles, and semi-tractors (without trailers).
2. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
3. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
4. All types of professional and business offices.
5. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
6. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.

7. Churches, including a rectory or similar use.

8. Banks, including drive-thru tellers.

A. Permissible Uses by Exception:

1. Schools meeting the performance standards and development criteria set forth in Part 4.

2. Manual car wash.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1) Minimum lot width and area: None, except as otherwise required for certain uses.

2) Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3) Minimum yard requirements.

a. Front – None.

b. Side – Twenty (20) feet.

c. Rear – Twenty (20) feet.

4) Maximum height of structures:

a. Forty (40) feet.

B. Ingress, Egress, and Circulation:

1) Parking Requirements. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Richardson Road, 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.
 - 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: As required by City regulations.
- C. Signs: One double sided sign not exceeding 200 square feet, per side.
The maximum sign height shall not exceed 35 feet.
The ground sign shall not be located on Richardson Road.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code except as modified below.
- 1) The following landscape buffers shall be required:
 - a. A minimum twenty (20) foot enhanced landscaping buffer along the northern and southern boundaries. The buffer shall contain a six (6) foot high, 100% opaque vinyl fence; one 3 inch caliper evergreen tree spaced 25 feet on center.
 - b. A minimum twenty (20) foot enhanced landscaping buffer along the eastern and western boundaries. The buffer shall contain a six (6) foot high, 100% opaque vinyl fence; one 3 inch caliper evergreen tree spaced 25 feet on center.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, electricity, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with 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**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
5. 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.
6. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

7. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
8. Policy 1.1.24 - City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
9. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
10. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
11. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
12. Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
13. Policy 3.2.7 - The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
14. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and

underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** Residential uses are not proposed in this PUD.
- D. **Internal compatibility.** The Site Plan attached as Exhibit 4 addresses access and circulation within the site. Access to the site is available from Richardson Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The PUD is consistent and compatible with the commercial land uses surrounding the Property. The mix of uses allowed under the PUD maintain the commercial character of the Property and provide convenient self-storage options to the residents and businesses in the area.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit 4.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements, although this site does not involve known wetlands.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The PUD provides sufficient parking and loading spaces to meet the needs of the proposed use and otherwise adopts the provisions of Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.