

Exhibit 3

WRITTEN DESCRIPTION

PARENTAL HOME TOWNHOUSES PUD

(August 3, 2023)

I. PROJECT DESCRIPTION

- A.** Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

1511 Parental Home Road, RE #: 136329 0000, respectively; 2.47 total acres; currently vacant property in CRO zoning district; surrounding uses are either vacant, commercial residential and office (CRO), residential, medium density-D (RMD-D), planned unit development (PUD), or Commercial Community/General-2 (CCG-2). Types of surrounding uses include small business, multi-family development, vacant, residential. The proposed project will consist of a private community with 29 townhomes, associated parking and stormwater retention pond.

- B.** Project Name: **Parental Home Townhouses PUD**
- C.** Project Architect/Planner: **To Be Determined**
- D.** Project Engineer: **MAI Engineering Services, Inc.**
- E.** Project Developer: **Duval Construction Inc.**
- 1) Current Land Use Designations: **RPI**
- 2) Current Zoning District: **CRO**
- F.** Requested Zoning District: **PUD**
- G.** Real Estate Number(s): **136329-0000**

II. QUANTITATIVE DATA

- A.** Total Acreage: **2.47 Acres**
- B.** Total number of dwelling units: **29**

- C. Total amount of non-residential floor area: *0*
- D. Total amount of recreation area: *0 acres*
- E. Total amount of open space: *0.21 acres*
- F. Total amount of public/private rights-of-way: *0.25 acres*
- G. Total amount of land coverage of all buildings and structures: *38,280 sq. ft.*
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a single parcel property that is currently zoned CRO (Commercial Residential and Office). The intended use of the property is going to be changed from vacant office/residential to PUD to accommodate a 29 townhome unit development with private roads, associated parking and stormwater management pond.

- 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.

The owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Single-family dwellings.
- 2) Multiple-family dwellings.
- 3) Townhomes
- 4) Housing for the elderly.
- 5) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- 6) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 7) Foster care homes.
- 8) Community residential homes of six or fewer residents 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) Churches, including a rectory or similar use, meeting the performance and development criteria set forth in Part 4.
- 11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

C. Permissible Uses by Exception: *None*.

D. Permitted Accessory Uses and Structures: *Those authorized in Sections 656.403.*

E. Restrictions on Uses: *None*.

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area:* 1,800 square feet
- 2) *Minimum lot width:* 20 feet
- 3) *Maximum lot coverage:* 70 percent
- 4) *Minimum front yard:* 20 feet
- 5) *Minimum side yard:* 0 feet
- 6) *Minimum rear yard:* 10 feet
- 7) *Maximum height of structure:* 35' feet

B. Ingress, Egress and Circulation:

Parking Requirements. **The parking required for this development will meet the requirements of Part 6 of the Zoning Code.**

- 1) *Vehicular Access.*
 - a. **Primary vehicular access to the Property will be private and shall be by way of Parental Home Road, substantially as shown in 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.

2) *Pedestrian Access.*

- a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan and the City's Land Development Regulations.**

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, landscape screening will be provided along the borders of the property as depicted in the attached site plan.

E. Recreation and Open Space:

There will not be any active recreation and/or open space.

F. Utilities.

Water and electric will be provided by JEA.

Continued maintenance and operation of the stormwater management system shall be managed by the Parental Home Townhomes residential subdivision's Incorporated Homeowners Association ("HOA"), created by the Developer prior to the completion of the single phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the original building permit applications.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

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.

The proposed PUD will provide for development of residential multi-family townhomes with density permitted within the RPI category. Further, commercial uses will be eliminated to accommodate the residential multi-family development. Appropriate buffers will be provided along adjacent properties and recreation space within the PUD will be provided.

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 2045 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 by developing a vacant CRO into a medium-density residential community consisting of 29 individually owned townhomes with privately maintained roads and infrastructure which is less impactful than what is currently allowed and is consistent with nearby residential uses;
- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by developing a vacant parcel zoned CRO into a medium-density residential community consisting of 29 individually owned townhomes with privately maintained roads and infrastructure which is less impactful than what is currently allowed and is consistent with nearby residential uses;
- D. Provides a needed service in the area by developing a vacant parcel zoned CRO into a medium-density residential community consisting of 29 individually owned townhomes with privately maintained roads and infrastructure which is less impactful than what is currently allowed and is consistent with nearby residential uses.