

# Exhibit 3

## Residences at Post Street PUD

### Written Description

Date: May 29, 2022

#### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Medium Density Residential (MDR)
- B. Current Zoning District: Residential Low Density-60 (RLD-60)
- C. Requested Zoning District: PUD
- D. RE #: 061336-0000
- E. Project Planner: Michael Herzberg
- F. Project Engineer: N/A
- G. Project Developer: N/A

#### II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately .18± acres of property from RLD-60 to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”) dated May 29, 2022. The proposed PUD rezoning permits the Property to construct one dwelling, in addition to the existing duplex existing on the Cypress Street frontage, for a total of 3 units on this parcel.

The proposed PUD differs from the usual application of the Zoning Code in that it contemplates the existing mix of housing types and densities as found in the immediate area. Within the same of the subject property there are a mix of apartments, quadruplexes, duplexes and single-family dwellings. All of these housing types exist on only eight parcels between Nelson Street and Soltice Street, providing 24 dwellings over approximately two acres. This PUD offers greater detail for the intended plan of development than a conventional zoning would and creates additional housing for a growing community.

The subject property (the “Property”) is within the Urban Area of the City, and fronts along a Major Arterial Roadway (Post Street). The subject property and all parcels in the referenced block are designated MDR, permitting up to 20 units per acre. The proposed gross density of this PUD would not exceed this density and the unit types (1 duplex and 1 single-family dwelling) would be consistent with the dwelling types found in the vicinity.

The subject Property is not within any designated flood zone and little to no elevation changes occur across the parcel. The developer has utilized Evin, and Michael Herzberg in drafting this narrative. Development is intended to commence immediately upon approval of the entitlements and required permitting.

#### Permitted Uses

1. Single Family Dwelling(s)
2. One Duplex, but in no event shall the total number of dwellings exceed 3 over the .18 acre parcel.
3. Home occupations meeting the performance standards set forth in Part 4 of the City

**B. Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

#### **C. 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 – Twenty (20) feet for Post Street  
Front - Fourteen (14) feet for Cypress Street structure
- b. Side – Five (5) feet.
- c. Rear – Ten (10) feet.

**Note:** Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. ***Minimum Lot Requirements.*** Fifty (50) feet wide by a minimum of one hundred and forty (140) feet deep

3. ***Maximum Height of Structures.*** Thirty-five (35) 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-Five (45) percent.

**D. Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping to be funded by rental income of the property.

E. **Access.** As shown on the Site Plan, access to the lot will be from both Post Street as well as Cypress Street. The engineering and related design of the access point as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

F. **Pedestrian Circulation.** The development will either provide a sidewalk system consistent with the Comprehensive Plan, or pay into the Sidewalk Fund. The location of any sidewalks and final sidewalk plans are subject to the review and approval of the Planning and Development Department

G. **Recreational/Open Space.** The development is not required to provide recreational area or pay into the fund due to its small size.

H. **Signage.** No signage is required for the uses. Signage shall be consistent with the Zoning Code for residential uses.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential occupancies.

J. **Landscaping/Fencing/Screening.** Each homesite shall provide the required landscaping as per the Zoning Code, or as otherwise approved by the Planning and Development Department.

K. **Stormwater Retention.** A stormwater retention/detention system is not required for this use.

L. **Utilities.** JEA will provide all electric power, water and sewer services.

M. **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.

N. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including building size, may be required as the proposed development proceeds through site plan review and 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 within the MDR land use category, which permits residential development at a density of up to 20 units per acre. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.2, 1.1.9, 1.1.20, 1.2.22, 3.1.6, and 3.1.8.

B. **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.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access to the future parcels for the site. 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.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to the development occurring along the Post Street corridor. As noted above, adjacent housing types include duplexes, quadruplexes, apartments and single-family dwellings.

F. **Recreation/Open Space.** No additional recreation is required for such use.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** The location of all sidewalks will be determined upon final design and will either be compliant with the City’s Comprehensive Plan or required funding will be provided to the City’s Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

PUD name

**Residences at Post Street**

Total Gross Acreage	0.18 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.09 Acres	50.00 %
Total number of units	1 D.U.	
Multiple family	0.09 Acres	50.00 %
Total number of units	2 D.U.	
Commercial	0.00 Acres	0.00 %
Industrial	0.00 Acres	0.00 %
Other land use	0.00 Acres	0.00 %
Active recreation and/or open space	0.00 Acres	0.00 %
Passive open space, wetlands or ponds	0.00 Acres	0.00 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	3,528.00 Sq. ft.	45 %