

# Exhibit 3

## WRITTEN DESCRIPTION

**Starratt Road Self Storage PUD  
RE# 106935-0300**

**January 19, 2023**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.94 acres of property from PUD to PUD. The parcel is located in the northeast quadrant of Starratt Road and Bonaparte Landing Boulevard.

The subject property is currently owned by JRL Investments, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/PUD. The property is currently vacant. Surrounding uses include: LDR/PUD to the north (single family) and east (wetlands); CGC/PUD to the south; (vacant); and LDR/PUD to the West across Starratt Road (vacant). The site will be developed as a personal property storage facility (as per the attached site plan). The use is allowable in the CGC category.

**Project Name:** Starratt Road Self Storage PUD

**Project Architect/Planner:** TBD

**Project Engineer:** England-Thims & Miller, Inc.

**Project Developer:** Stein Investment Group

### II. QUANTITATIVE DATA

**Total Acreage:** 1.94 acres

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** up to 100,000+/- s.f

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all residential buildings and structures:** 33,333 s.f.

**Phase schedule of construction (include initiation dates and completion dates)**

Approximate construction duration is 12 months. Start date TBD.

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

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

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

#### **C. 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 automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.
9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
10. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
11. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

#### **IV. DESIGN GUIDELINES**

##### **A. Lot Requirements:**

- (1) *Minimum lot area:* 7,500 s.f.
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 10 feet
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 40 feet

##### **B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be eight (8) spaces, including one (1) handicap.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Starratt Road and Bonaparte Landing Boulevard, 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.

(3) *Pedestrian Access.*

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

**C. Signs.**

- (1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.

- (2) Wall signs are permitted.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

N/A.

**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. STATEMENTS**

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

The PUD provides for less intense uses than the CGC land use category allows.

### **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 facilities will be operated and maintained by the owner.

## **VIII. 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, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD places limitations on the allowable uses in the land use category;

B. Is compatible with surrounding land uses which are similar uses or supporting uses, or buffered from incompatible uses by substantial wetlands;

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**EXHIBIT F**

**PUD Name: Starratt Road Self Storage**

**Land Use Table**

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Total gross acreage	1.94 Acres	100%
Amount of each different land use by acreage		
Single family	0	%
Total number of dwelling units		
Multiple family	0	
Total number of dwelling units		
Commercial	0	
Industrial	0	
Other land use	1.94 Acres	100%
Active recreation and/or open space		%
Passive open space		%
Public and private right-of-way		%
Maximum coverage of buildings and structures	33,333 s.f	%