

# EXHIBIT 3

## WRITTEN DESCRIPTION Washington Avenue Warehouse PUD July 10, 2021

### I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 037381-0010 and 037412-0000 the ("Property"), which contains approximately 1.69 acres is currently designated Low Density Residential (LDR) and zoned Residential Low Density -60 (RLD-60). The landowner proposes a Land Use Amendment to permit the Business Park Land Use Category, and a Planned Unit Development (PUD) rezoning. The new designations will permit the properties to be combined to permit the development of a warehouse building, offering office space and indoor storage for low intensity industrial uses. The parcels lie between Washington Avenue and Adams Avenue.

Washington Avenue is one block east of Lem Turner Road, an Arterial Roadway, developed primarily with commercial related uses. While many of the parcels along Lem Turner are oriented toward that higher level roadway, it is common for such developed properties to have access onto Washington Avenue. Similarly, outdoor storage and related back of house activities occur toward Washington, keeping the frontage clear along Lem Turner. Between Prospect Street and Elm Street, there are only three developed residential properties, and they are located to the south of the subject property, not closer than 150 feet to the southern boundary. A midblock roadway, known as Tourist Street, runs from Lem Turner Road, directly to the subject Property, providing excellent access to the major roadway network with no impacts to these few residential properties along Washington Avenue. The subject property is vacant and cleared, providing a direct line of sight from Lem Turner Road back to Adams Street. The proposed development would include a structure, being located parallel to Adams Avenue, effectively buffering the residential uses along Adams Avenue, from the intensive commercial operations located along Lem Turner Road and facing Washington Avenue. The property to the north is owned by the Riverview Lake Forest Volunteer Fire Department and is vacant but was previously developed with a commercial foundation remaining. Similarly, the parcel to the northeast is owned by a commercial entity listed as Handyman Services, LLC., and is an abandoned structure. Both of these parcels are designated LDR/ RLD-60. To the west, across Washington Avenue and on the north side of Tourist Street, is a Buddy's Home Furnishing Store, with the receiving docks being unscreened and directly facing the subject property. On the south side of Tourist Street is Vu's Auto Service Center, which access Washington Street and stores vehicles and auto parts along this roadway. Both of these parcels are designated CGC/CCG-2. To the south, the immediately adjacent parcel is dually designated BP/ IBP and LDR/RLD-60. It appears that the northerly half of this property, while vacant, was intended for industrial use. The residential portion of this parcel is vacant and unoccupied, being only 900 square feet in area. Finally, to the east, across Adams Avenue, there are two residential units, being rented by a commercial entity listed as Hoose Homes and Investments. These parcels are also designated LDR/ RLD-60.

The PUD will permit the development of up to 27,080 square feet of enclosed warehouse, as well as parking and necessary pond areas as depicted on the Site Plan, (Exhibit E) dated June 11, 2021. The primary use of the property will be a contractor's office and indoor material storage. The developer has taken the existing community into consideration, locating the building toward Washington Avenue, and promoting access toward Tourist Avenue. Similarly, the design promotes ponds at either end of the building, with no access or openings facing Adams Avenue. In this manner the building becomes a buffer, acting to reduce noise and sightlines that otherwise extend from Lem Turner back to Adams Avenue. This PUD is being combined with a Business Park (BP) Land Use Amendment, which is deemed to be a transitional category between intensive commercial development and residential areas. The design proposed in this PUD will achieve that goal. While few new residential structures exist in the immediate vicinity, those that do are primarily located east of Adams Street as discussed above.

The PUD does differ from the conventional zoning district, permitting fewer uses and significantly reducing the allowable lot coverage. Further, the developer feels that the PUD would be a better vehicle to permit the uses, as a binding site plan and written description offer greater clarity for the community. All other provisions of the district and Zoning Code will be applicable.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request. No other professionals have yet been engaged. The Property is vacant and is partially cleared. The property has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit the utilization of reasonable activities while maintaining the usable nature of the residential and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park/ Industrial Office development. The property will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.**

## II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated June 11, 2021 (the "Site Plan,") which is incorporated herein by this reference.

### *A. Permitted Uses:*

- (1) Medical and dental or chiropractor offices and clinics.

- (2) Professional offices.
- (3) Business offices.
- (4) Union halls.
- (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (6) Manufacturer's agents and display rooms, offices of building trades contractors not requiring outside storage of equipment or any heavy construction equipment.
- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (9) Vocational, technical, business, trade or industrial schools and similar uses.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (12) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (13) Fitness centers.

(b) *Permitted accessory uses.* See [Section 656.403](#).

(c) *Permissible uses by exception*

- (1) Day Care Centers meeting the performance standards and criteria set forth in Part 4.

### **III. DEVELOPMENT STANDARDS**

#### *A. Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 10 feet

Rear – 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 45 %

3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (25) twenty-five square feet in area and (12) twelve feet in height may be permitted along Washington Avenue.

*Illumination:* internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Loading facilities will be located at the front or indoor areas to promote screening to the east and south.
2. Off-street parking shall comply with Part 12 Landscaping Requirements.
3. The developer will provide an Uncomplimentary Buffer along the easterly boundary of the property, offering both screening from Adams Avenue, and security for the property. Additionally, the developer will install Buffer Materials along the Adams Avenue Right-of-Way, consistent with the provisions of Section 656.1216(b), or as otherwise approved by the Planning and Development Department.
4. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs with cutoffs as appropriate.

E. *Building Orientation*

1. The building will be oriented toward the west, as depicted on the attached site plan (Exhibit E) dated June 11, 2021 the "Site Plan,")

F. *Parking*

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code as well as Part 12, relating to the same.

#### **IV. 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 rezoning is a reasonable manner by which to permit the development of business park related uses. It is readily apparent that the existing, intensively designed, commercial properties along Lem Turner Road render residential development of this property infeasible. It is also worth noting that the owners have experienced repeated illegal dumping, finding more than 300 tires on their last clean up effort. Finally, the proposed PUD would promote the diversification of the tax base, while acting as a buffer to more viable residential properties along Adams Avenue.

This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited industrial use located along Washington Avenue and immediately adjacent to the CGC/CCG-2 uses of Lem Turner Road. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established commercial uses and a sustainable and desirable development pattern in an area of limited activity;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

#### **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated LDR but is proposed for an amendment to the BP Category of the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is currently available from both Washington Avenue as well as Adams Avenue. Through the use of the PUD, the only access will be from Washington Avenue. All driveways will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The PUD reduces the otherwise allowable uses of the IBP Zoning District, as well as the allowable lot coverage and sign allowances. All uses listed herein are less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will act to protect the viable nature of the residential areas further to the east. The uses are consistent with the character of the area along Washington Avenue.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading/ unloading will be accommodated only within the building.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
  
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.