

Exhibit 3

WRITTEN DESCRIPTION

AA Auto Parts, LLC

REVISED October 5, 2015

I. PROJECT DESCRIPTION

- A. The site is approximately 12.18 acres and is located 1/10 of a mile west of Lane Avenue at 6745 W. Beaver Street. The existing use is an auto junk yard. The area surrounding the site is heavily industrialized and commercial with a small amount of mixed residential. Warehouses, manufacturing and commercial businesses are common in the area and often served by railroad spur tracks. There is a companion application for a land use amendment from CGC and LDR to HI for 8.01 acres of the 12.18 acre site. The additional acreage in the rezoning application is already designated with the HI land use category. This application is being made to bring the site under one PUD in the HI land use. The project is needed in the community and helps in the disposal of and recycling of old or damaged vehicles.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: N/A
- E. Current Land Use Category: CGC and LDR
- F. Current Zoning District: CCG-2, IL and RR-Acre
- G. Requested Land Use Category: HI
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 005422 0000, 005423 0000, 005424 0000, 005407 10000, 005408 0000, 005409 0000, 005410 0000, 005411 0010, 005411 0040, and 005214 0000

II. QUANTITATIVE DATA

Total Gross Acreage	12.18	acres	100	%
Amount of each different land use by acreage				
Single family	0	acres	0	%
Total number of units	0	d.u.		
Multiple Family	0	acres	0	%
Total number of units	0	d.u.		
Commercial	0	acres	0	%
Industrial	12.18	acres	100	%
Other land use	0	acres	0	%
Total amount of non-residential floor area	Up to 530,560	sq. ft.	100	%
Active recreation and/or open space	0	acres	0	%
Passive open space, wetlands, ponds	0	acres	0	%
Public and private right-of-way	0	acres	0	%
Maximum coverage of buildings and structures	Up to 530,560	sq. ft.	100	%

III. STATEMENTS

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

- a. The site is developed with an auto junk yard and has existed in some form since prior to adoption of current codes. This PUD would allow for the continued use and expansion of the site for a junk yard and the addition of a baler to recycle vehicles. As such, there are no proposed improvements to parking, landscape, site access or internal access.

- 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.
 - a. The owner will operate and maintain those areas, functions and facilities which are not to be provided, operated or maintained by the City.
- C. Justification for the rezoning.
 - a. AA Auto Parts LLC wishes to bring all properties that area currently under common ownership under the correct and single zoning and land use for the established auto salvage yard and parts supply. This would allow for the proper disposal and recycling of vehicles through the use of the baler. By granting this PUD, it will allow the removal of clutter and health hazards to the community, businesses and many neighborhoods of Jacksonville. This will also help in some small way to the economic growth as more unwanted, unregistered, and abandoned cars can be removed from the city streets. It is also very compatible and appropriate to the area in both land use and zoning. The entire area is well suited and has been so for this established business for many years. Thank you for your time in reviewing this need and we hope we have provided you with sufficient information in this matter.
- D. Phase schedule of construction (include initiation dates and completion dates):
 - a. Development of the site has already been initiated. Additional areas for storage of vehicles and placement of baler will take place as space is required for such activities.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - a. Outdoor or indoor storage, salvage, parts, retail, baler
 - b. Four primary buildings or units for office space, retail sales, storage and an uncovered baler.
 - c. Dumpster for proper disposal of certain trash as per guidelines.
 - d. Tanks, welding tools, and cutting tools are provided as needed for cutting of metal.
- B. Permissible Uses by Exception:
 - a. None
- C. Limitations on Permitted or Permissible Uses by Exception:
 - a. The property will be screened and fenced from roadways as land is developed.
 - b. The hours of operation shall be Monday thru Friday from 8:00 am to 5:00 pm and Saturday from 8:00am to 12:00 pm.
 - c. All liquids shall be disposed of through local area businesses or purchased for salvage.

- d. Clean up shall be daily with an end of the week once over for cleaning the yard.

D. Permitted Accessory Uses and Structures:

- a. N/A

V. DESIGN GUIDELINES

A. Lot, yard and height requirements shall be per the HI zoning district.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The site is currently served by on-street parking and no additional parking areas are proposed.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of a scale/gate next to the office. A large truck gate shall be located at the front center of the property with a staging area for trailers located in front. 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 as such: customers enter first to the retail desk at the front of the property, then thru a walk-in gate located next to the office and they exit in the same manner. Drivers and delivery personnel gain authorization at the main center gate only.

(3) *Pedestrian Access.*

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

C. Signs:

(1) Signage shall be a pole type, externally illuminated and double sided. Signage square footage shall be in accordance with the HI zoning district.

D. Landscaping:

The property is an existing junk yard that does not meet current landscape regulations. Additional landscaping is not proposed and will not meet Part 12.

E. Recreation and Open Space:

None provided.

F. Utilities

Water will be provided by well
Sanitary sewer will be provided by septic
Electric will be provided by JEA

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements. The site design, location and acreage have been created in an attempt to minimize impacts to wetlands.

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.