

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2013-473 TO**

**PLANNED UNIT DEVELOPMENT**

**AUGUST 29, 2013**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2013-473** to Planned Unit Development.

***Location:*** East side of Max Leggett Parkway  
Between Main Street and Interstate 95

***Real Estate Number(s):*** 106245-1000, 106247-0000, 106251-0000,  
106253-0000, 106608-1010, 107618-1155

***Current Zoning District:*** Planned Unit Development (PUD 2009-0456-E)  
Industrial Light (IL)

***Proposed Zoning District:*** Planned Unit Development

***Current Land Use Category:*** Community General/Commercial (CGC)  
Light Industrial (LI)

***Planning District:*** North (District 6)

***City Council District:*** The Honorable Ray Holt, District 11

***Applicant/Agent:*** E. Owen McCuller, Jr.  
Smith, Hulsey & Busey  
225 Water Street, Suite 1800  
Jacksonville, Florida 32202

***Owner:*** Robin Bass  
Shands Jacksonville Foundation, Inc.  
655 West Eighth Street  
Jacksonville, Florida 32209

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2013-473** seeks to rezone approximately 70.79 acres of land from PUD and IL to PUD. 69.33 acres of the PUD were previously approved for a hospital and associated medical offices by Ordinance 2009-456-E. Approval of this request will add a 1.46 acre parcel that is currently zoned Industrial Light (IL) to the previously approved PUD (intended for stormwater retention) and modifies the site plan accordingly.

The property is currently undergoing development under the terms of the 2009 PUD. The rezoning to PUD will continue to allow development of a hospital and ancillary uses, including 850,000 square feet of medical office and commercial uses. The proposed development is contemplated to consist of a 300 bed hospital, medical office buildings with emergency care center, heliport, medical offices, clinics, nursing homes and other similar uses. The PUD lists other commercial uses generally found within the CCG-1 category as uses permissible “by right” as well as multi-family residential integrated with a permitted use. The Applicant proposes that the sale of liquor for off-premises consumption be granted by exception.

The site is located in the suburban development area and is located northeast of the River City Marketplace development. The extreme north tip of the property (parking area) is located in the Civilian School Exclusion Zone, and the entire site is subject to the 150 feet maximum Civilian Height Limitation Zone.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Community General/Commercial (CGC) and Light Industrial (LI) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The property is located in the Suburban Development Area.

#### **CGC - SUBURBAN AREA USES**

The uses provided herein shall be applicable to all CGC sites within the Suburban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental

and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development. Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category. Adult entertainment facilities are allowed by right only in Zoning District CCG-2.

According to the 2030 Comprehensive Plan: Future Land Use Element (p.89) hospitals, medical centers, clinics and institutional residential facilities are also allowed as a secondary use in the Commercial land use category so long as external impacts are similar to that of primary uses-

Commercial Secondary Uses: Secondary uses permitted in all residential land use categories are also allowed in all commercial land use categories, including schools. In addition, secondary uses having external impacts similar to the primary uses described above are also included. Examples of these uses are: Trade schools and colleges, hospitals, medical centers, clinics, and sanitariums; Museums; Art galleries; Theaters and related uses; Convention, exhibition, trade, and festival facilities and other similar institutional uses; Transit stations; and Off-street parking lots and garages.

Likewise, hospitals and medical centers with ancillary uses and institutional residential facilities are also allowed in the LI functional land use category as stated in the following provision:

Industrial Secondary Uses: All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses in industrial land use categories, with the exception that, consistent with the Public School Facilities Element, public schools are not permitted in the Heavy Industrial Category.

Therefore a PUD allowing such uses **is consistent** with the 2030 Comprehensive Plan. Similar uses were previously approved for this property by Ordinance 2009-0456-E.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) and Light Industrial (LI).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**FLUE Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

*(2) Consistency with the Concurrency Mobility and Management System*

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development may utilize lands for an institutional development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The project will be developed as a single unit under common control. Compatibility factors will be reviewed as integral components of the site development review.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The site will be developed with a centralized medical complex with attendant required parking and stormwater management facilities.

The type, number and location of surrounding external uses: The proposed development is located in an area where industrial; office and commercial uses function as a mixed-use development. Institutional development at this location complements the existing various industrial, office and commercial uses by providing health care options for those who live or work in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Undeveloped
	CGC	PUD 2007-0515	Undeveloped, Timber
East	LI,	IL,	Undeveloped, Timber
	LDR	RLD-90 / Rld-60	Single Family Residential
South	RC	PUD 2003-1494	Shopping Center
	CSV	CSV	Conservation
West	LI	IL	Undeveloped
	CGC	PUD 2009-0253	Commercial

*(6) Intensity of Development*

The proposed development is allowed as a secondary use in the CGC functional land use category and is a single-use institutional development. The PUD is appropriate at this location because it will support surrounding commercial, residential and industrial uses in the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

The property adjoins a regional shopping center to the south; fronts but is set back from a collector roadway with intervening stormwater management ponds and parking to the west and south, a backs to a conservation wetland and underdeveloped single family properties to the west, separated by a parking area.

The availability and location of utility services and public facilities and services: Public utilities are available along Max Leggett Parkway.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with the required amount of open space.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identifies that there are wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

A wildlife survey was required as the project is greater than the 50-acre threshold, and is on file with the Planning and Development Department.

*(10) Off-street parking including loading and unloading areas.*

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

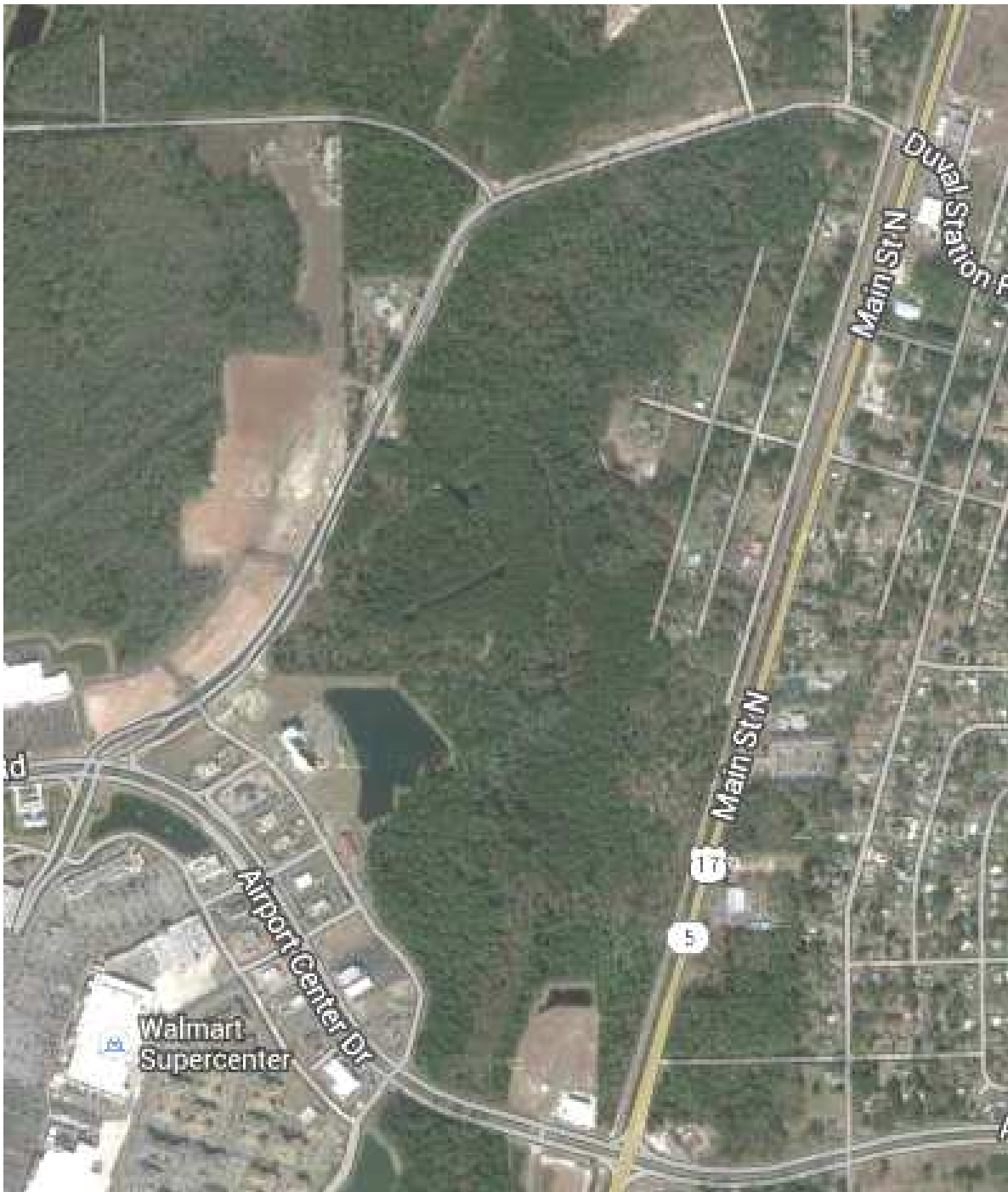
Upon visual inspection of the subject property on August 20, 2013, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2013-473 be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated June 7, 2013
2. The subject property shall be developed in accordance with the original written description dated May 20, 2013.
3. The subject property shall be developed in accordance with the original site plan dated May 13, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated November 12, 2012 or as otherwise approved by the Planning and Development Department.

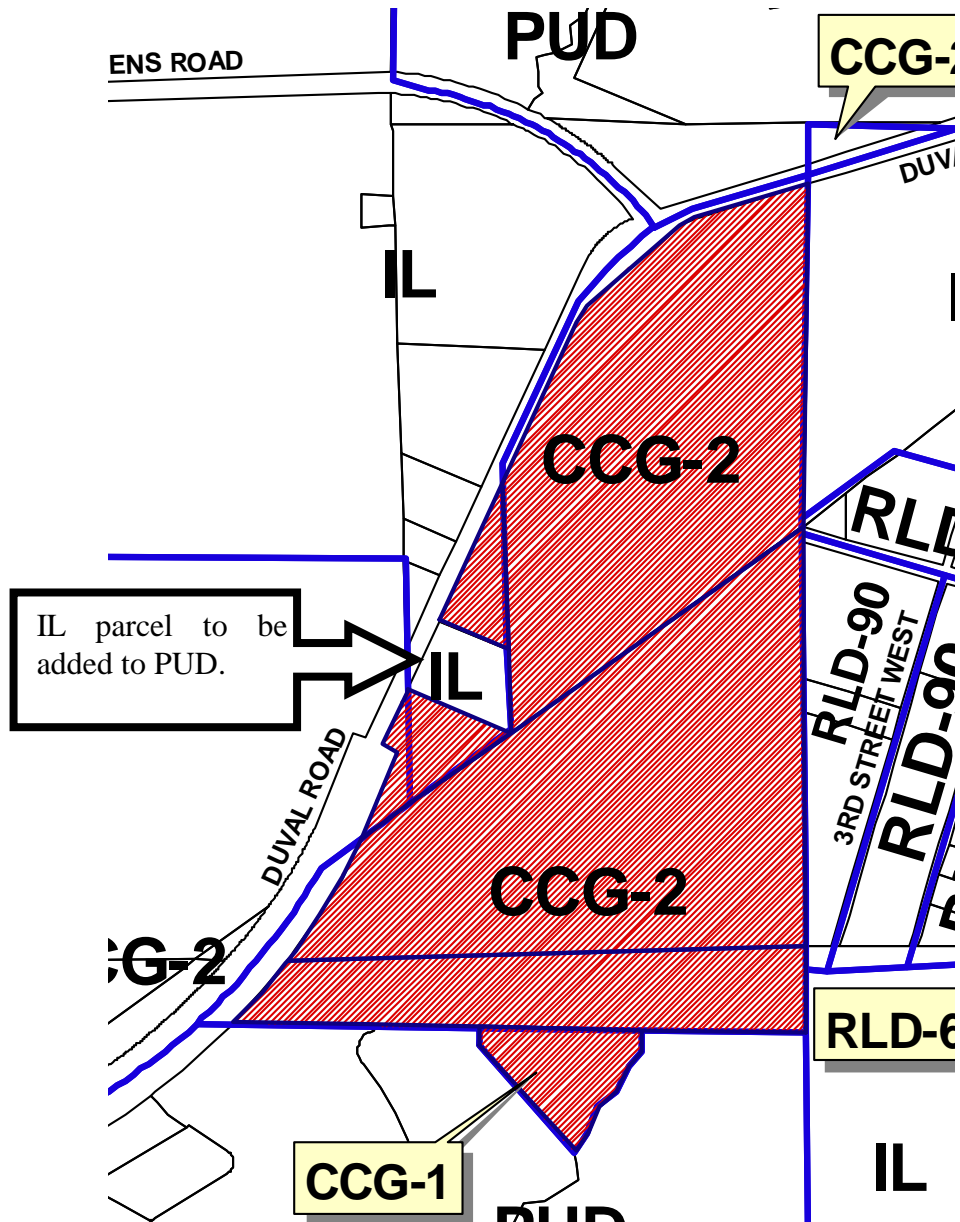


Aerial photograph of site.

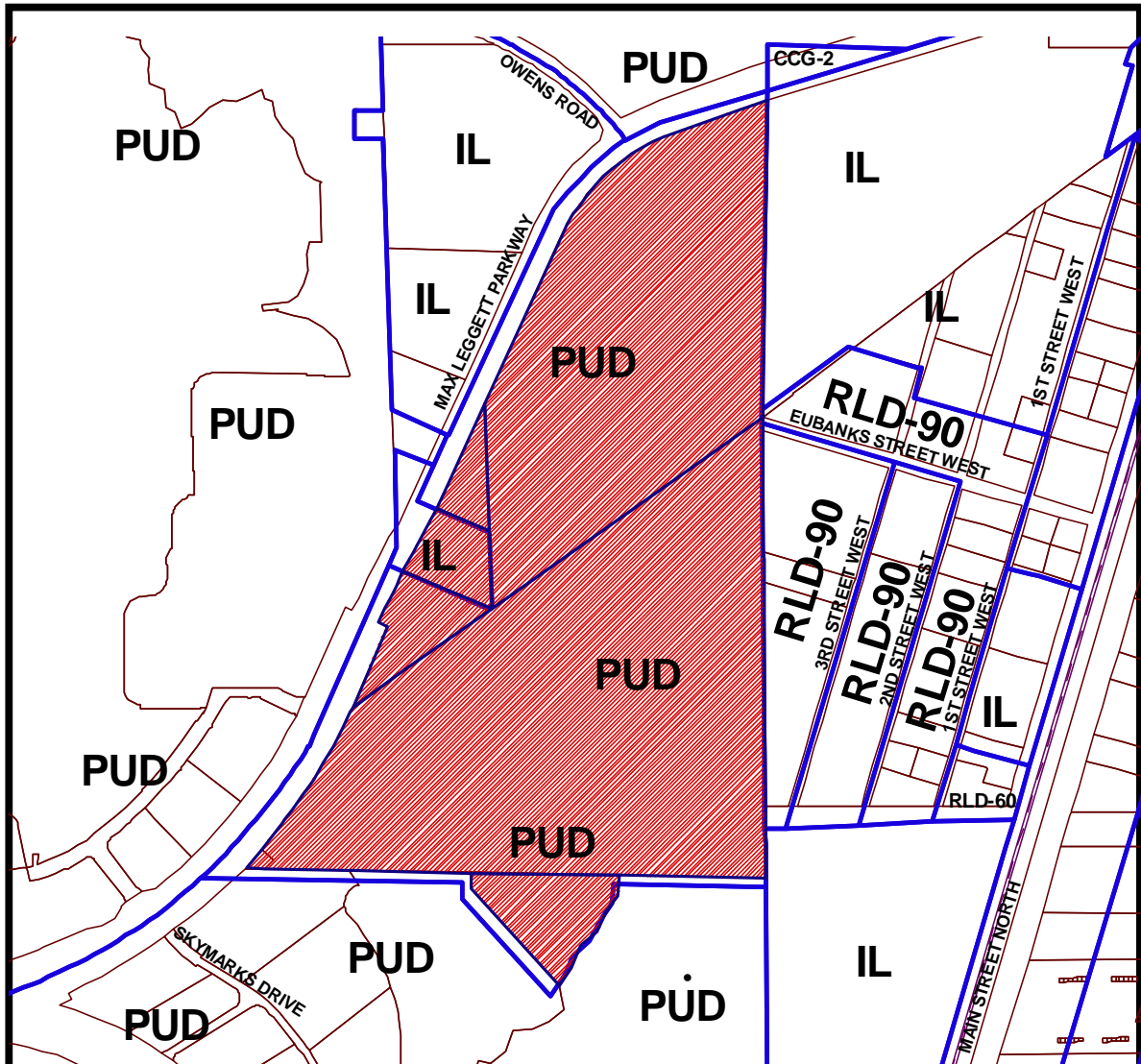




Site is under construction



Zoning Map of PUD 2009-456.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD &amp; IL</p> <p>TO: PUD</p>		
	<p>ORDINANCE -2013-0473</p>	<p>0100 Feet</p> <p>COUNCIL DISTRICT:  <b>11</b></p> <p>FILE COPY</p>