

**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: 2014-128

APPLICATION: 2013C-034-6-11

APPLICANT: GREGORY E. MATOVINA

PROPERTY LOCATION: 12780 Yellow Bluff Road

Acreage: 9.95 Acres

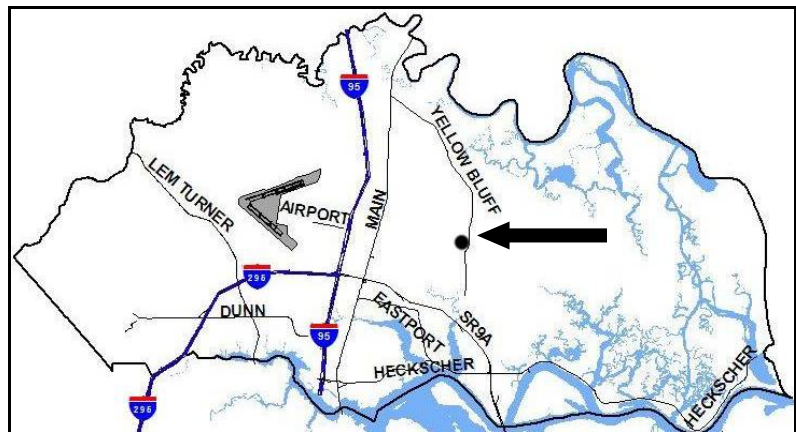
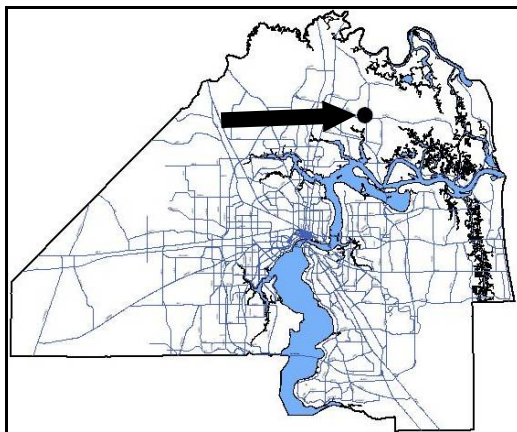
Requested Action:

	Current	Proposed
LAND USE	CGC	MDR
ZONING	PUD	RMD-A

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (0.35 FAR)	Proposed Maximum Intensity (0.35 FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
CGC	MDR	0 Dwelling Units	149 M/F Dwelling at Units 15 DU/Acre	151,698 SF Commercial at 0.35 FAR	0 SF Commercial	Increase of 149 M/F Dwelling	Decrease of 151,698 SF Commercial

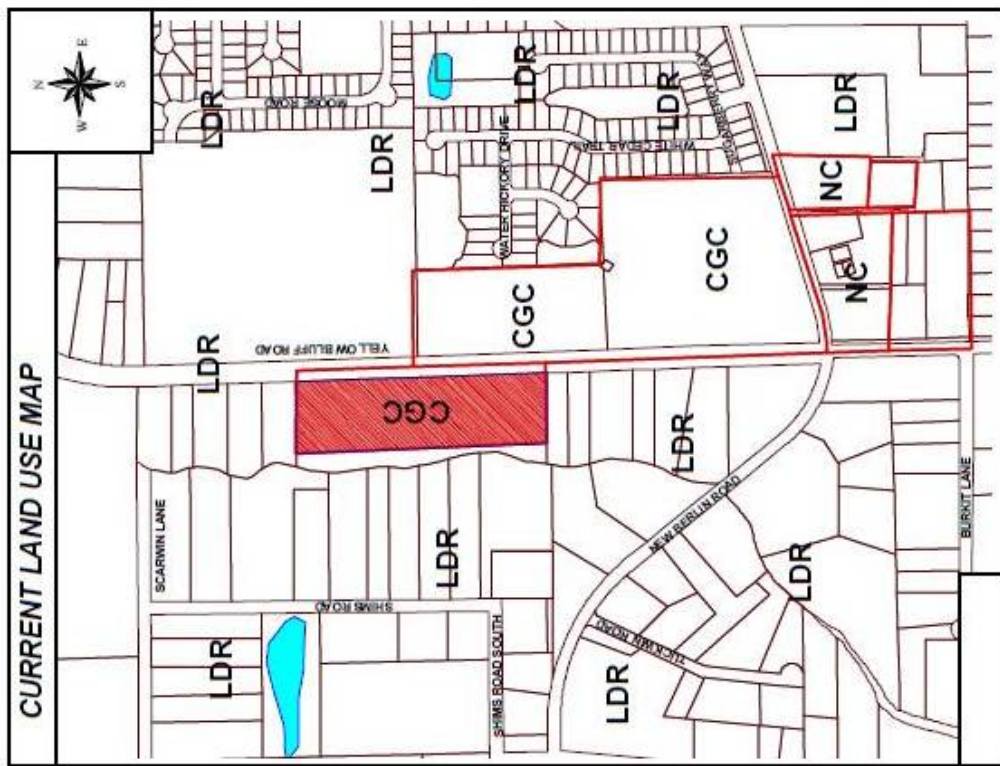
PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:

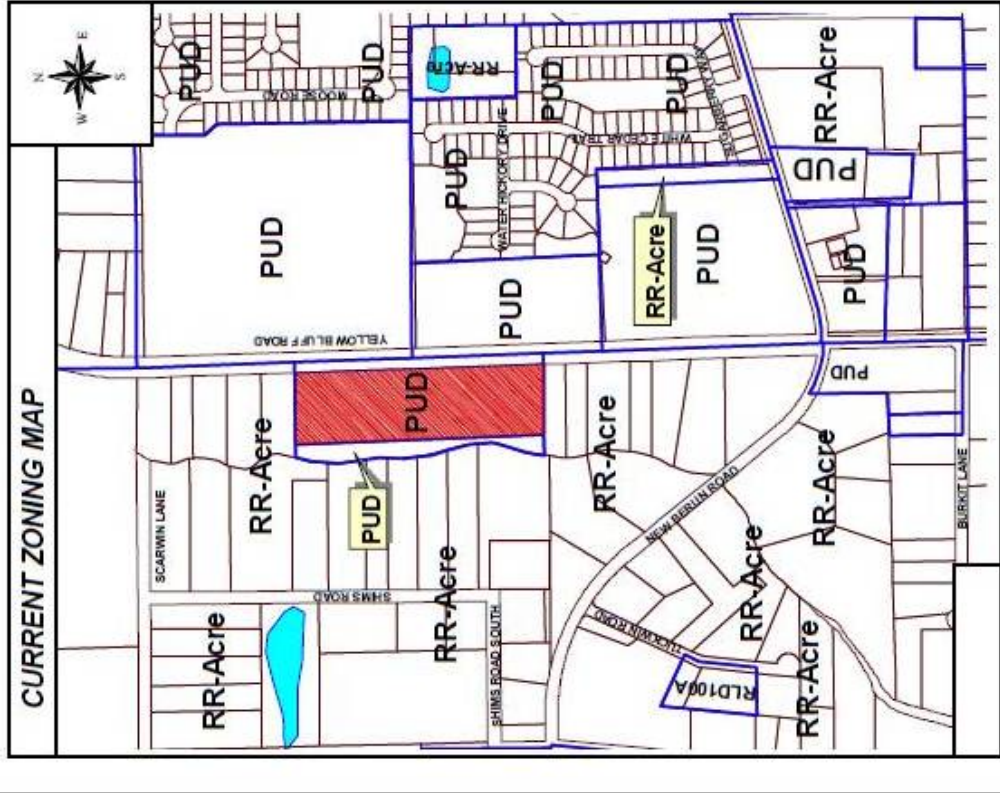


DUAL MAP PAGE

SMALL-SCALE LAND USE APPLICATION 2013C-034



Existing FLUM Land Use Categories: Community/General Commercial (CGC)
Requested FLUM Land Use Category: Medium Density Residential (MDR)



Current Zoning District(s): Planned Unit Development (PUD)
Requested Zoning District(s): Residential Medium Density-A (RMD-A)

ANALYSIS

Background:

The subject property is located on the west side of Yellow Bluff Road approximately 1100 feet north of the Yellow Bluff Road and New Berlin Road intersection. Both Yellow Bluff and New Berlin Roads are classified as “Collector” roadways. Access to the application site is from Yellow Bluff Road. Presently, the property is currently vacant and was previously approved for Commercial development in 2009 (Ordinances 2009-120 and 2009-121). The applicant proposes a future land use amendment for the 9.95 acre subject site from Community/General Commercial (CGC) to Medium Density Residential (MDR) and a rezoning from Planned Unit Development (PUD) to Residential Medium Density-A (RMD-A) to allow for residential development.

Across the street from the subject site and on the east side of Yellow Bluff Road is a vacant commercial parcel in a CGC land use category and a PUD zoning district (Ordinances 2003-839, 2004-1052, and 2006-523). In addition on the same side of the road are forested wetlands, Sheffield Village and Northwoods single-family subdivisions in a Low Density Residential (LDR) land use category and PUD and Rural Residential-Acre (RR-Acre) zoning districts (Ordinances 1974-173, 2002-453, and 2008-969). South, west and north of the subject site are a mix of mobile homes and single-family dwellings in a LDR land use category and a RR-Acre zoning district. On the west side of the subject property there is a thin sliver of commercial PUD zoning district between the application site and Caney Creek. This area consists of riverine wetlands functioning as a buffering system for the creek

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the “Suburban Area” of the City.

School Impact Analysis

The proposed land use map amendment has a potential development of 149 multi-family dwelling units. This development was analyzed to determine whether there is adequate school capacity, for each school type (elementary, middle, and high school), to accommodate the proposed development, based on the LOS standards (105% of permanent capacity), concurrency service areas (CSAs) for elementary, middle and high schools, and other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

Development Potential: 149 Multi-family Dwelling Units

School Type	CSA	2013-14 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	7	3,278	93%	25	85%	408
Middle	1	9,571	84%	11	78%	2,650
High	7	2,332	108%	14	81%	238
Total New Students				50		

Impacts and Mitigation:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the appropriate residential density by residential land use category, or the Development Impact Standards (non-residential categories), for the subject site. Development Impact Standards are detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*. These standards produce development potentials shown on the attached *Impact Assessment*.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium to high probability for the presence of archaeological resources. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in a net increase of no additional new daily external trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Wetlands

A wetlands survey map has been submitted by the applicant for the 9.95 acre land use amendment site. According to the survey there are approximately 4.65 acres of "Category II" wetlands on the application site. The main body of wetlands is located on the western portion of the property and the middle of the subject site dividing the non-wetland portion of the subject site in half. The wetlands are classified as "Wetland Forested Mixed" by the Florida Land Use Classification System (FLUCCS) and have very high functional values due to their stormwater storage capability and water filtration capacity. The wetland is a portion of a larger riverine wetland system buffering Caney Creek. Caney Creek drains in a southerly direction which then drains into Rushing Creek. Rushing Creek then drains into Dunn Creek which eventually empties into the St. Johns River. The southwestern most edge of the wetland on the property is subject to flooding and any alteration of the subject site's wetland will require mitigation by the St. Johns River Water Management District. It would be prudent if mitigation is done on site adjacent to the remaining wetland area so that buffering capacity of the existing wetland functions does not change.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Evergreen-Wesconnett soil complex" and "Surrency loamy fine sand. The Evergreen and Wesconnett are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. These hydric soils consist of approximately ninety (90) percent of the site. The Surrency series nearly level, very poorly drained soils formed in thick sandy and loamy marine sediments. They occur in floodplains, in depressions and subject to frequent flooding. All of the wetlands areas of the site have a water table close to the ground surface.

The requested land use change from CGC to MDR is considered a less intense use. However, development of the site could impact this wetland system if care is not taken. Any wetlands alteration would affect Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan if mitigation measures are not taken. The Goal and Objective is to achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan. However, elimination of these wetlands will impact that policy unless mitigation measures are taken. In addition, according to Policy 4.1.5 only residential dwelling units at one unit per five acres are allowed in "Category II" wetlands. Therefore, any other use of these wetlands would be inconsistent with this policy.

IMPACT ASSESSMENT

2013C-034 9.95 Acres

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant Commercial	Medium Density Residential
Land Use Category	CGC	MDR
Development Standards For Impact Assessment	0.35 FAR	15 Multi-family DU/Acre
Development Potential	151,698 Sq. Ft. Commercial	149 Multi-family DU
Population Potential	0 People	350 People
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		x
Airport Environ Zone		x
Industrial Preservation Area		x
Cultural Resources		x
Archaeological Sensitivity	x – Medium and High Probability	
Historic District		x
Coastal High Hazard Area		x
Ground Water Aquifer Recharge Area	Discharge Area	x
Well Head Protection Zone		x
PUBLIC FACILITIES		
Potential Roadway Impact	0 net increase of trips	
Water Provider	JEA	
Potential Water Impact	Increase of 27,430 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 20,573 gallons/day	
Potential Solid Waste Impact	Increase of 144.68 tons/year	
Drainage Basin / Sub-Basin	Dunn Creek Basin and Caney Creek Sub-Basin	
Recreation and Parks	William F. Sheffield Regional Park	
Mass Transit	Served by Oceanway Ride Request	
NATURAL FEATURES		
Elevations	10 feet	
Soils	22 – Evergreen-Wesconnett Complex (85%), 51 – Pelham fine sand (8%), and 67 – Surrency loamy fine sand frequently flooded (7%)	
Land Cover	1100-Residential Low Density (25%), 4340 – Upland Mixed Coniferous/Hardwood (25%), and 6300 – Wetland Forested Mixed (50%)	
Flood Zone	Portions of property within 100 flood zone	
Wet Lands	Yes	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on December 10, 2013, the required notices of public hearing signs were posted. Twenty-one (21) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Preview Workshop on December 16, 2013. There were no speakers in opposition to this application.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is consistent with the following Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
- Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

According to the category descriptions of the Future Land Use Element Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the

predominant development typologies in this category. The maximum gross density shall be 20 units per acre and the minimum gross density shall be 10 units per acre.

The Community General Commercial (CGC) land use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

This amendment proposing housing as an infill development is encouraged by Policy 1.1.22 and Objective 6.3. The proposal to create medium density residential development provides for another type of housing nearby an area proposed for commercial development with the potential of new growth in retail commercial centers and employment generators thereby meeting the intent of Policy 3.1.6 and Objective 3.4.

Vision Plan

The application site lies within the North Jacksonville Vision Plan Area. The plan does not identify specific recommendations for the subject site. However, the Plan does identify a summary of recommendations for future planning efforts in the vision plan area. One such recommendation was to create the intersection of Yellow Bluff Road and New Berlin Road as a commercial “Regional Center”. Therefore, establishing medium density housing near such areas of commerce along “Collector” roads is preferable for diminishing intensities of development thereby meeting consistency with the North Jacksonville Vision Plan.

Strategic Regional Policy Plan Consistency

The proposed amendment is inconsistent with the following Policy of the “Improve Quality of Life and Provide Quality Places in Northeast Florida” objective:

Policy 9: Each local government is encouraged to provide affordable and work force housing, using the parameters of its choosing and based on its needs, while considering that each community in the Region includes residents at all income levels and communities are strengthened when they bring these together; the community is diverse socially and economically providing all residents with the opportunity to thrive. Each local government is encouraged to inventory affordable and workforce units in their jurisdiction and to share this information through the Regional atlas/data clearinghouse.

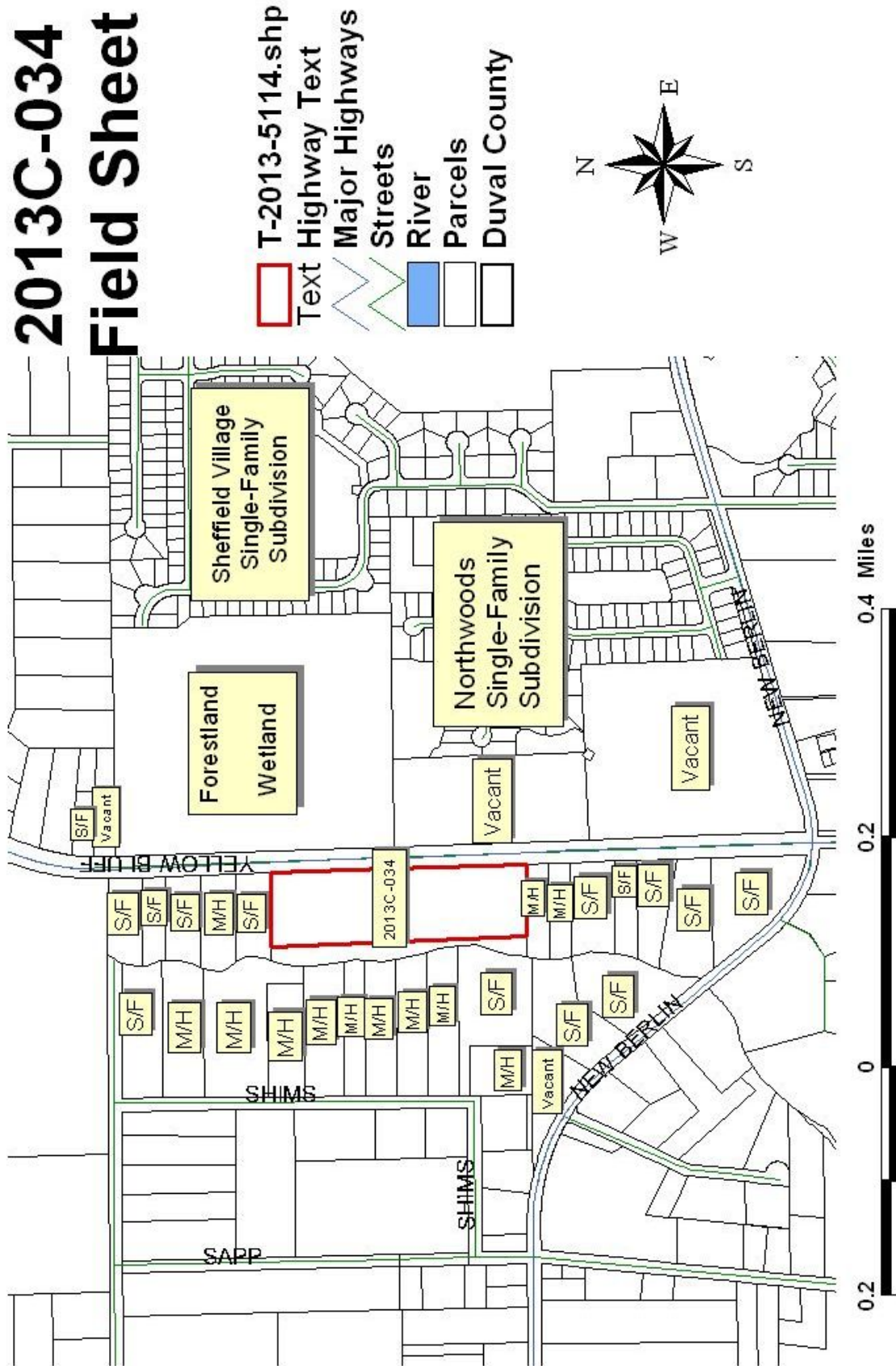
As noted above, the proposed amendment to MDR is located in a predominantly residential area with access to a residential area on the west side of Yellow Bluff Road. The proposed amendment is consistent with the upcoming character of the nearby region and is therefore consistent with Policy 9 of the Strategic Regional Policy Plan.

RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan and Strategic Regional Policy Plan.

2013C-034 Field Sheet

ATTACHMENT A



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
Application Number: 2013C-034
Date: 12/27/2013
Mobility Zone / Development Area: 3 / Suburban
Planning District: 6
Council District: 11

Table A

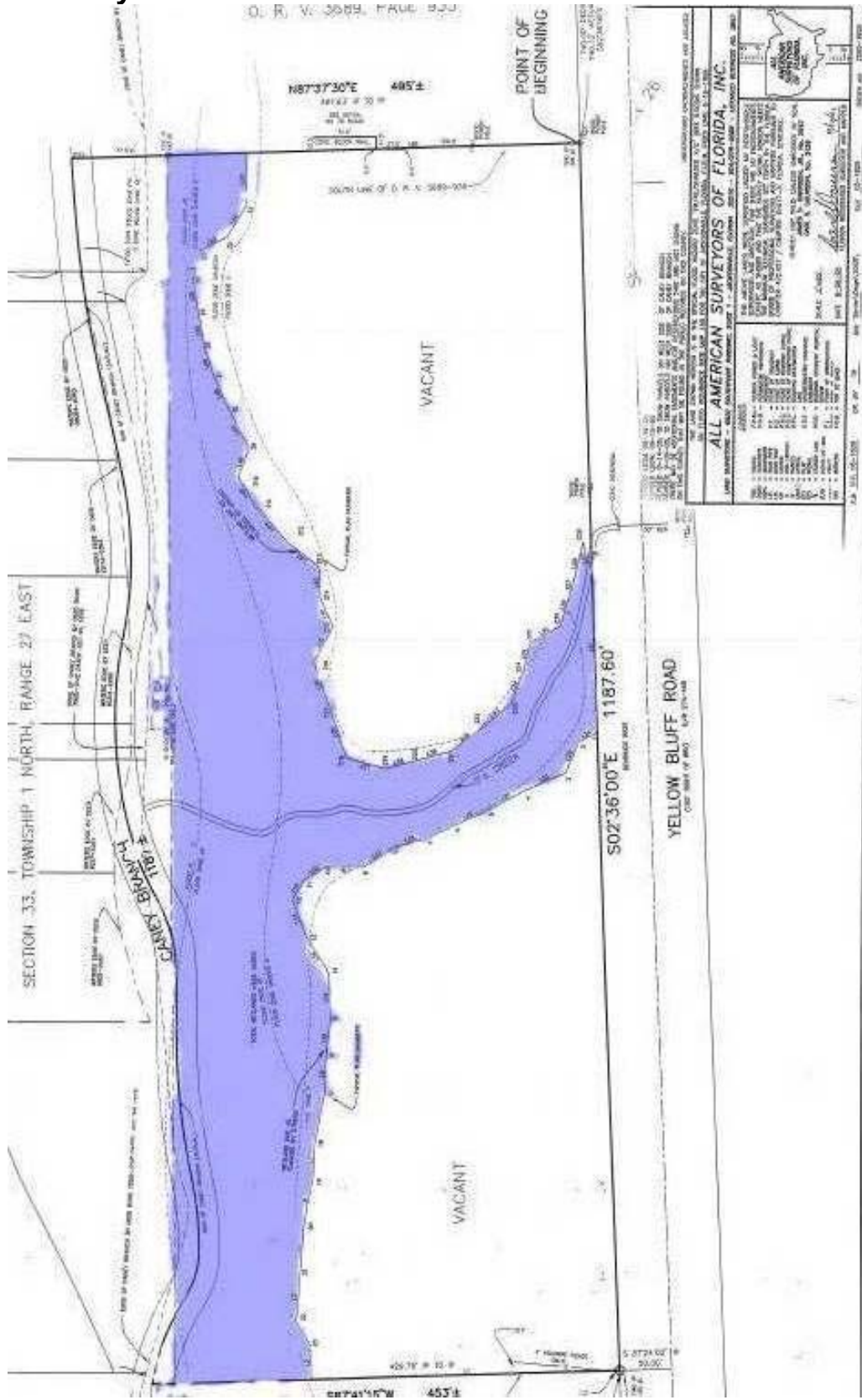
Generation Estimation

Section 1									
Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New Daily Trip Ends
Undeveloped	9.95								
Total Section 1								0	
Section 2									
Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New Daily Trip Ends
CGC / PUD	9.95	820	151,698	1,000 SF OF GLA	$\ln(T) = 0.65 \ln(X) + 5.83$	8,904	0.00%	34.00%	5,876
Total Section 2								5,876	
Section 3									
Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	Less Pass-By Trips	Net New Daily Trip Ends
MDR / RMD-A	9.95	220	149	DUs	$T = 6.06(X) + 123.56$	1,027	0.00%	0.00%	1,027
Total Section 3								1,027	
*Net New Trips = Section 3 - Section 2 - Section 1								0	

Source: Trip Generation Manual, 9th Edition, Institute of Engineers

ATTACHMENT C

Wetlands Survey:





ATTACHMENT D

APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	10/30/2013	Date Staff Report is Available to Public:	03/07/2014
Land Use Adoption Ordinance #:	2014-128	1st City Council Public Hearing:	03/11/2014
Rezoning Ordinance #:	2014-129	Planning Commission's LPA Public Hearing:	03/13/2014
JPDD Application #:	2013C-034	LUZ Committee's Public Hearing:	03/18/2014
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	03/25/2014

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

GREGORY MATOVINA
 MATOVINA & COMPANY
 2955 HARTLEY ROAD, SUITE 108
 JACKSONVILLE, FL 32257
 Ph: (904) 292-0778
 Fax: (904) 292-9468
 Email: GMATOVINA@MATOVINA.COM

Owner Information:

MATOVINA GREGORY
 YELLOW BLUFF LLP
 2955 HARTLEY RD, SUITE 108
 JACKSONVILLE, FL 32257
 Ph: (904) 292-0778
 Fax: (904) 292-9468

DESCRIPTION OF PROPERTY

Acreage: 9.95
 Real Estate #(s): 106920 0000

General Location:
 NORTH OF NEW BERLIN RD AND WEST OF YELLOW BLUFF RD

Planning District: 6
 Council District: 11
 Development Area: SUBURBAN AREA
Between Streets/Major Features:
 YELLOW BLUFF RD and SHIMS RD

Address:
 12780 YELLOW BLUFF RD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT COMMERCIAL
Current Land Use Category/Categories and Acreage:
 CGC 9.95

Requested Land Use Category: MDR
Justification for Land Use Amendment:

Surrounding Land Use Categories: CGC, LDR

TO MAKE PROPERTY CONSISTENT WITH SURROUNDING PROPERTIES

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
 PUD 9.95

Requested Zoning District: RMD-A

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>