

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



OVERVIEW

ORDINANCE: 2014-195

APPLICATION: 2013C-030-2-2

APPLICANT: JOHN DUSS

PROPERTY LOCATION: 10909 Atlantic Boulevard

Acreage: 2.85 Acres

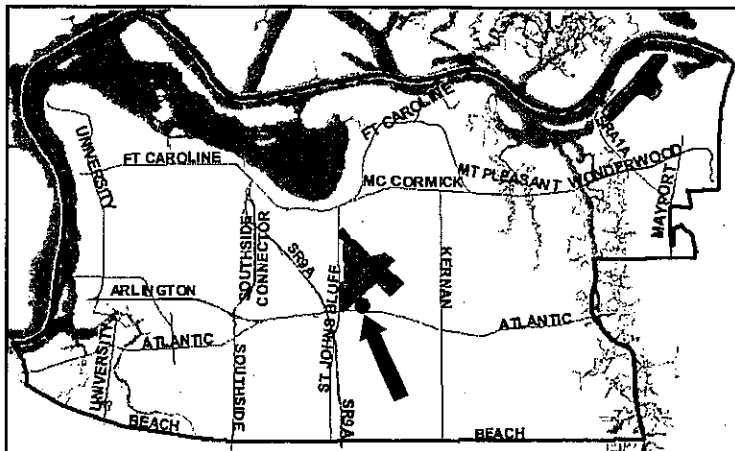
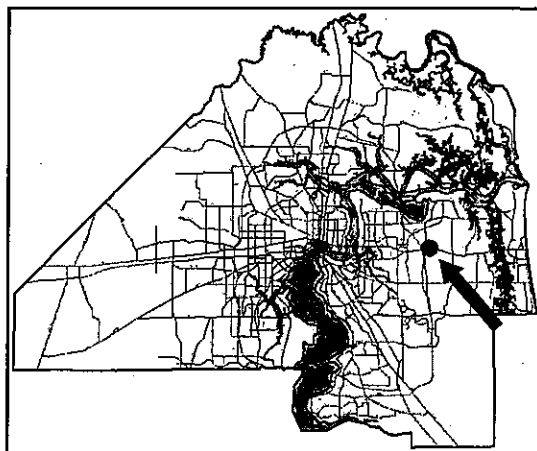
Requested Action:

	Current	Proposed
LAND USE	BP	CGC
ZONING	IBP	PUD

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
BP	CGC	0 S/F Dwelling Units	0 S/F Dwelling Units	43,451 SF	43,451 SF	No Change of Dwelling Units	No Change of Floor Area

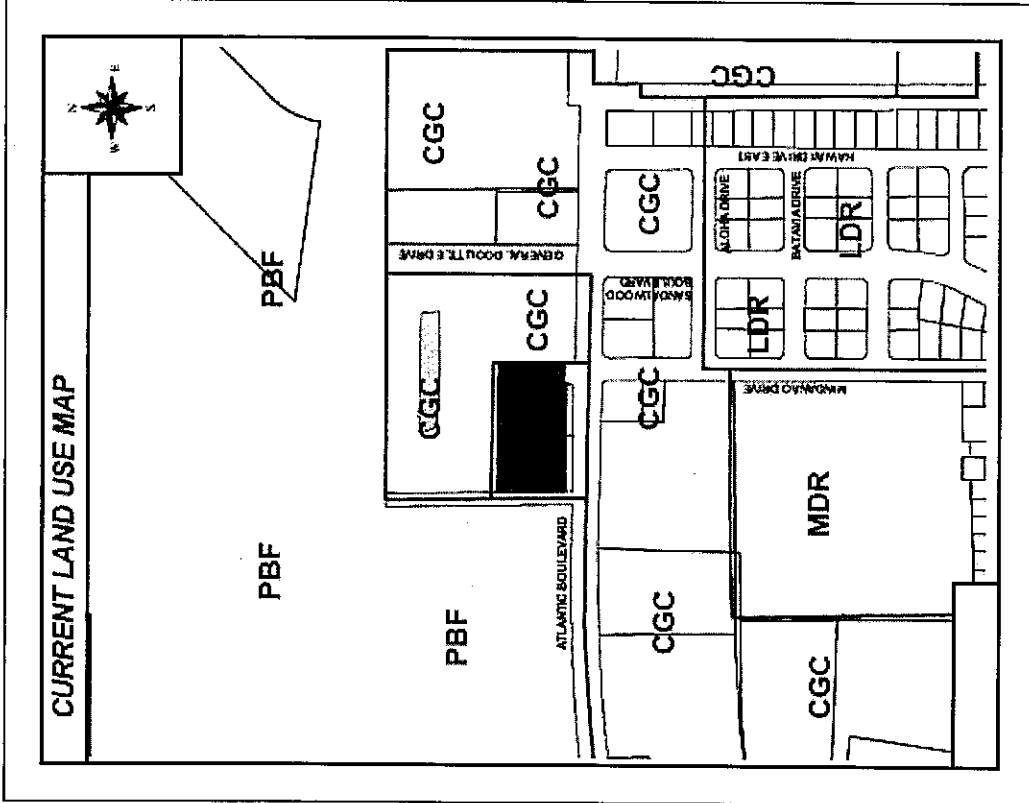
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



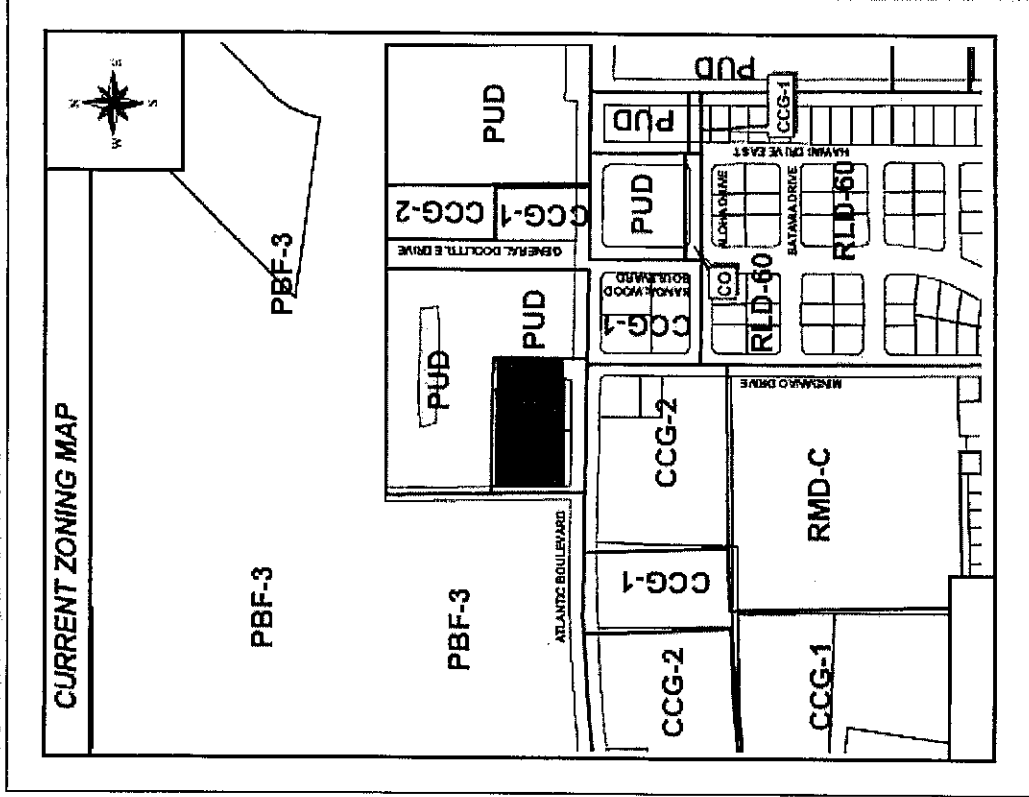
DUAL MAP PAGE

SMALL-SCALE LAND USE APPLICATION 2013C-030



Existing FLUM Land Use Categories: Business Park (BP)

Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Industrial Business Park (IBP)

Requested Zoning District(s): Planned Unit Development (PUD)

ANALYSIS

Background:

The subject property is located on the north side of Atlantic Boulevard, 400 feet west of General Doolittle Drive, and 1200 feet east of St. Johns Bluff Road. Access to the site is from Atlantic Boulevard which is classified as an "Arterial" road and from the adjacent Toyota dealership. The applicant proposes a future land use amendment for the 2.85 acre property from Business Park (BP) to Community/General Commercial (CGC) and a rezoning from Industrial Business Park (IBP) to Planned Unit Development (PUD) to allow for the inclusion and expansion of the adjacent Toyota car dealership.

Across the street from the subject site and on the south side of Atlantic Boulevard are used car sales, retail stores and a shopping center, open storage and a mini-storage warehouse, and a day care in a CGC land use category and Commercial Community/General-1 (CCG-1), Commercial Community/General-2 (CCG-2), and PUD zoning districts. Further south are vacant land, multi-family housing and a single-family subdivision in a CGC, Medium Density Residential (MDR), and Low Density Residential (LDR) land use categories and CCG-1, Residential Medium Density-C (RMD-C), and Residential Low Density-60 (RLD-60) zoning districts. The land use application site is adjacent to the north and east by a Toyota dealership which plans to incorporate this site into a larger PUD car dealership. Further east and east of General Doolittle Drive is a retail store and another car dealership. These uses including the adjacent Toyota dealership are in a CGC land use category and PUD, CCG-1 and CCG-2 zoning districts. Immediately to the west of the application property is a storm water retention lake. The area north of the Toyota dealership is part of Craig Airfield. Craig Airfield is in a Public Buildings and Facilities (PBF) land use category and Public Buildings and Facilities-3 (PBF-3) zoning district.

According to the PUD for the expanded Toyota dealership, the plan calls for the total restructuring of the property. Proposed for the site are the removal of the existing buildings with the construction of two smaller buildings for parts, sales, and service and a parking lot/ outdoor display area.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Area" of the City. The proposed land use amendment to CGC for use as outside storage precludes plans for residential development. Therefore there is no school capacity issues related to the proposed land use amendment.

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 low and 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.

Airport Environ Zones

The site is located within the 50 foot Height and Hazard Zone for Craig Airport. Zoning will limit development to a maximum height of less than 50', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 1,660 net 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.

IMPACT ASSESSMENT
2013C-030 2.85 Acres

DEVELOPMENT ANALYSIS

	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Business Park/Strip Shopping Center	Car Dealership
Land Use Category	BP	CGC
Development Standards For Impact Assessment	0.35 FAR	0.35 FAR
Development Potential	43,451 Sq. Ft. Business Park	43,451 Sq. Ft. Commercial Space
Population Potential	0 People	0 People

ENVIRONMENTAL REGULATIONS ANALYSIS

	<u>YES</u>	<u>NO</u>
Aquatic Preserve		x
Airport Environ Zone	50 Height Limitation Zone and Civilian Notice Zone for Craig Airfield	
Industrial Preservation Area		x
Cultural Resources		x
Archaeological Sensitivity	Low and High Probability	
Historic District		x
Coastal High Hazard Area		x
Ground Water Aquifer Recharge Area	Discharge Area	x
Well Head Protection Zone		x

UTILITIES

Potential Roadway Impact	Net increase of 1,660 daily trips.
Water Provider	JEA
Potential Water Impact	Increase of 686 gallons/day
Sewer Provider	JEA
Potential Sewer Impact	Increase of 514 gallons/day
Potential Solid Waste Impact	Decrease of 65.18 tons/year
Drainage Basin / Sub-Basin	Intracoastal Waterway Drainage Basin and Tiger Pond Creek Sub-Basin
Recreation and Parks	Brookview Elementary Park
Mass Transit	Served by Bus Line CT4

NATURAL FEATURES

Elevations	40 feet
Soils	69 – Urban Land
Land Cover	1410-Retail Sales and Services
Flood Zone	N/A
Wet Lands	N/A
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. Sixteen (16) 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 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):

- Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- Policy 1.1.8 Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments, and Locally Designated Historic Preservation Districts, as described in this element.
- Policy 1.1.20 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.
- 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.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

The subject property is located in an established commercial area of the City with access to full urban services, including mass transit, and fronts on Arlington Boulevard, an arterial roadway. Therefore, the proposed land use change aids in maintaining a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policy 1.1.22.

The proposed land use amendment to CGC allows for maintaining the viability of employment and commerce opportunities for the nearby neighborhood's residential community. Therefore, the proposed amendment is consistent with FLUE Objective 3.2 and Policy 3.2.7. In addition the proposed redevelopment and land use change of this parcel maintains a compatible land use pattern that compliments the surrounding uses and eliminates the need for urban sprawl. This thereby promotes consistency with Policies 1.1.8 and 1.1.20.

According to the category description of the Future Land Use Element (FLUE), Business Park (BP) category is intended to primarily permit commercial office and light industrial uses but does allow limited commercial retail and sales establishments.

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.

Vision Plan

The application site lies within the Greater Arlington/Beaches 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. Recommendations such as prevention of urban sprawl, protection of established neighborhoods, revitalization and redevelopment of existing areas are suggested in the vision plan. The vision plan also encourages the development of commercial areas along Arlington Boulevard, a major road corridor. Therefore, the redevelopment of this existing commercial strip provides consistency with the Greater Arlington/Beaches Plan.

Strategic Regional Policy Plan Consistency

The proposed land use amendment is consistent with the following Comprehensive Economic Development Strategy process for economic development:

Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

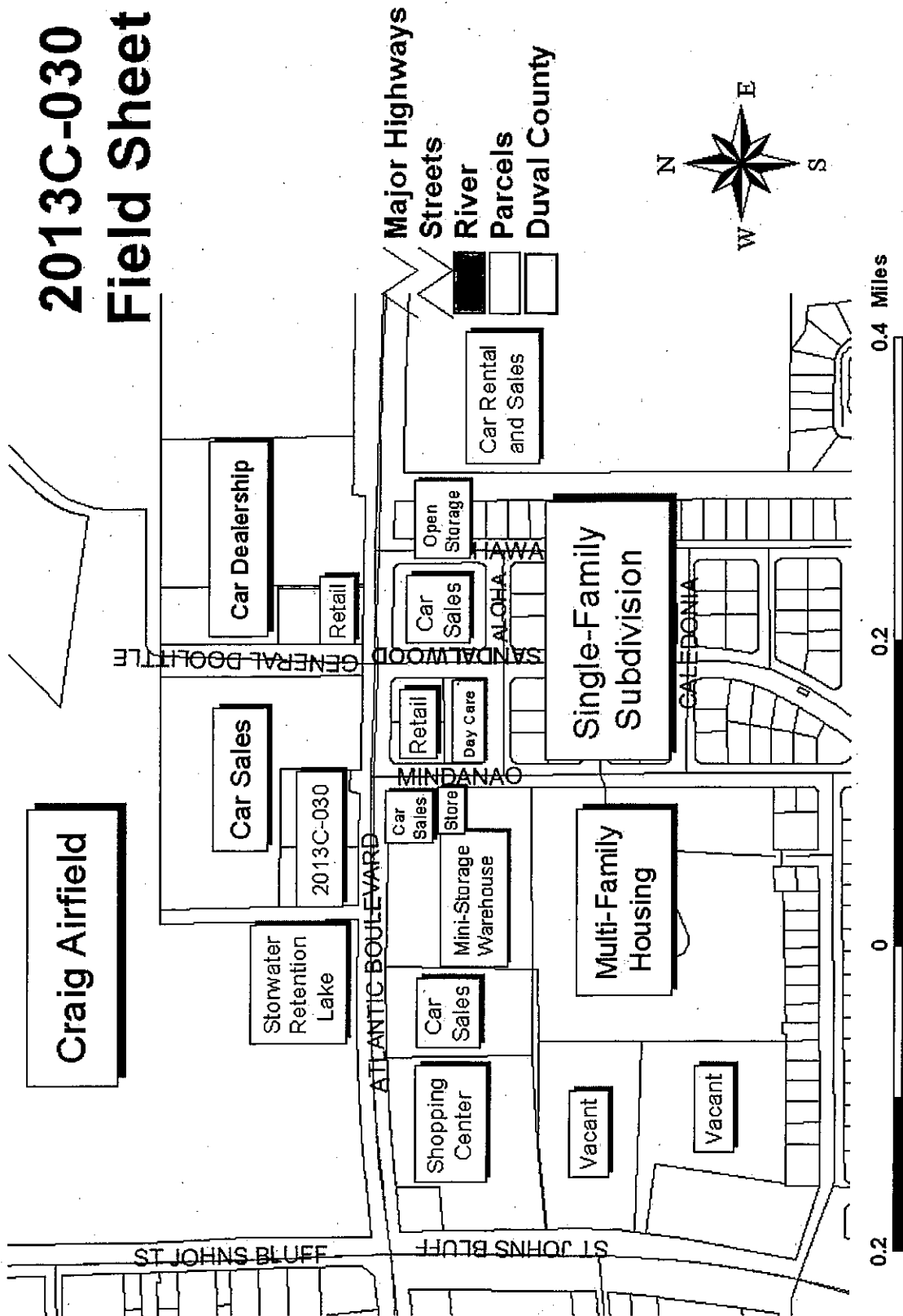
The proposed land use amendment is consistent with Policy 3 as it promotes infill development in an area of commercial businesses. This use will provide an opportunity for the expansion of an adjacent business thereby promoting economic opportunities in a major commercial area of the City. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

RECOMMENDATION

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

2013C-030 Field Sheet

ATTACHMENT A



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2013C-030
 Date: 12/27/2013
 Mobility Zone / Development Area: 2 / Urban
 Planning District: 2
 Council District: 2

LB
 Date: 12/27/2013
 Mobility Zone / Development Area: 2 / Urban
 Planning District: 2
 Council District: 2

Table A

Trip 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
Shopping Center	2.85	820	14,400	1,000 SF OF GLA	$T = 42.7 (X) / 1000$	615		34.0%	406
Total Section 1							406		
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
BP / IBP	2.85	770	43,451	1,000 SF OF GLA	$T = 12.44 (X) / 1000$	541		0.00%	541
Total Section 2							541		
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
CGC / PUD	2.85	820	43,451	1,000 SF OF GLA	$\ln(T) = 0.65 \ln(X) + 5.83$	3,950		34.00%	2,607
Total Section 3							2,607		
*Net New Trips = Section 3 - Section 2 - Section 1							1,660		

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

Produced by: Planning and Development Department
 Application Number: 2013C-030

LB

Date: 12/27/2013
 Mobility Zone / Development Area: 2 / Urban
 Planning District: 2
 Council District: 2

Table B

Net New Daily External Trip Distribution

Link ID Number	Roadway Name	= Total Net New External Trips (Table A)	b	(a*b)
		From / To		
33	ATLANTIC BLVD (SR 10)	ST. JOHNS BLUFF RD TO GIRVIN RD	71.42%	1186
34	ATLANTIC BLVD (SR 10)	MONUMENT RD TO SR 9A	28.30%	470
224	ST. JOHNS BLUFF RD	MONUMENT RD TO ATLANTIC BLVD	6.72%	112
225	ST. JOHNS BLUFF RD	ATLANTIC BLVD TO BEACH BLVD	23.85%	396
547	I-295 (SR 9A)	MONUMENT RD TO ATLANTIC BLVD (SR 10)	12.63%	210
600	ATLANTIC BLVD (SR 10)	SR 9A TO ST. JOHNS BLUFF RD	40.84%	678

BOLD

Indicates Directly Accessed Segment(s)

Produced by: Planning and Development Department
 Application Number: 2013C-030

LB
 Date: 12/27/2013
 Mobility Zone / Development Area: 2/Urban
 Planning District: 2
 Council District: 2

Table C

Roadway Link Analysis

Link ID Number	Road Name	Terminals	Roadway Classification	State or City Road	Numbers of Lanes	Adopted Service Volume		Background Traffic			Amended Trips Daily External	Total Trips Daily External	Percent Capacity Used with Amended Trips
						Daily Volume a	Daily Volume b	1 Year Growth % c	Volumes w/ 5 Yr Growth d	e			
33	ATLANTIC BLVD (SR 10)	ST. JOHNS BLUFF RD TO GIRVIN RD	Arterial I	State	6/D	59,900	52,000	1.00%	54,653	1,186	55,838	93.22%	
34	ATLANTIC BLVD (SR 10)	MONUMENT RD TO SR 9A	Arterial I	State	6/D	59,900	48,500	1.00%	50,974	470	51,444	85.88%	
224	ST. JOHNS BLUFF RD	MONUMENT RD TO ATLANTIC BLVD	Collector	City	4/D	35,820	12,024	3.74%	14,447	112	14,559	40.64%	
225	ST. JOHNS BLUFF RD	ATLANTIC BLVD TO BEACH BLVD	Arterial I	City	4/D	45,770	22,940	5.22%	29,586	386	29,982	65.51%	
547	I-295 (SR 9A)	MONUMENT RD TO ATLANTIC BLVD (SR 10)	Freeway SIS	State	4/D	77,900	63,500	4.50%	79,133	210	79,342	101.85%	
600	ATLANTIC BLVD (SR 10)	SR 9A TO ST. JOHNS BLUFF RD	Arterial I	State	6/D	59,900	50,500	1.00%	53,076	678	53,754	89.74%	

* As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2013
 Data from City of Jacksonville Road Most recent Links Status Report dated 11/1/2013
 BOLD indicates Directly Accessed Segment (s)

Major Intersections List

SIS Interchanges/ SHS Intersections within Impact Area

ATTACHMENT C



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

Date Submitted:	10/29/2013	Date Staff Report is Available to Public:	04-04-2014
Land Use Adoption Ordinance #:	2014-195	1st City Council Public Hearing:	04-08-2014
Rezoning Ordinance #:	2014-196	Planning Commission's LPA Public Hearing:	04-10-2014
JPDD Application #:	2013C-030	LUZ Committee's Public Hearing:	04-15-2014
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	04-22-2014

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

JOHN DUSS
DUSS, KENNEY, SAFER, HAMPTON & JOOS, P.A.
4348 SOUTHPOINT BLVD., STE. 101
JACKSONVILLE, FL 32216
Ph: (904) 543-4300
Fax: (904) 543-4301
Email: JDUSS@JAXFIRM.COM

Owner Information:

ARLINGTON LAND
ARLINGTON LAND, LLC
10909 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225
Ph: (904) 543-4300
Fax: (904) 543-4301

DESCRIPTION OF PROPERTY

Acreage: 2.85
Real Estate #(s): 162228 0100
162228 0150

Planning District: 2
Council District: 2
Development Area: URBAN AREA
Between Streets/Major Features:

ST. JOHNS BLUFF ROAD and GENERAL DOOLITTLE DRIVE

General Location:

PARCELS ARE CONTIGUOUS TO ONE ANOTHER AND LOCATED ON THE NORTH SIDE OF ATLANTIC BOULEVARD IN THE VICINITY OR BOUNDING PROPERTY KNOWN AS THE ARLINGTON TOYOTA DEALERSHIP

Address:

10909 ATLANTIC BLVD
SECOND PARCEL ALSO WITH THE ADDRESS OF 10909 ATLANTIC BOULEVARD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: PARCEL 162228-0100 - 1692 SHOP CTR NBHD; PARCEL 162228-0150 - 1692 SHOP CTR NBHD; PARCEL 162231-0000 - 2794 VEHICLE USED SALES/RENTAL; PARCEL 162232-0000 - 1692 SHOP CTR NBHD

Current Land Use Category/Categories and Acreage:

BP 2.85

Requested Land Use Category: CGC

Surrounding Land Use Categories: CGC

Justification for Land Use Amendment:

OWNER WISHES TO INTEGRATE SUBJECT PARCELS INTO NEW AND USED CAR DEALERSHIP OPERATION.

UTILITIES

Potable Water: JEA

Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:

IBP 2.85

Requested Zoning District: PUD

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

