

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0253 TO
PLANNED UNIT DEVELOPMENT

MAY 8, 2014

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 **2014-0253** to Planned Unit Development.

Location: 3003 Claire Lane; on the north side of Claire Lane between Clairboro Road South and San Jose Boulevard

Real Estate Number: 156026 0205

Current Zoning District: Planned Unit Development (PUD 1980-325-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

City Council District: The Honorable Matt Schellenberg, District 6

Applicant/Agent: Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Michael Willens, D.O.
Willens Holding Company, LLC
220 East Kari Court
St. Johns, Florida 32259

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2014-0253** seeks to rezone approximately 2.50± acres of land from PUD to PUD. The rezoning to PUD is being sought for the purpose of developing the property with office and professional uses. The parcel is located on the north side of Claire Lane and west of the existing commercial PUD development approved per ordinances 74-840 and 80-352-154.

The site was originally developed in 1979 with a day school as approved by the 1974 & 1980 PUD's. The property has been cleared and is currently undeveloped. There is an existing stormwater drainage creek to the north and a separate undeveloped property to the west. The 1980-352 PUD approved 150,000 sq. ft. of general commercial uses, including between 15,000 to 20,000 sq. ft. of office/professional space. The PUD property to the east has been developed with roughly 110,000 sq. ft. consistent with the CCG-1 Zoning District.

This parcel is only a portion of the outparcel, one of two on the east side of the original PUD totaling 5.5 acres designated as the future site of an educational facility on the site plan. The remaining portions of the outparcel will act as a buffer from LDR uses to the west. The PUD proposes the site will be developed with two (2) to four (4) individual buildings with the entire project not exceeding 25,000 sq. ft. of floor area. The uses authorized by the PUD are limited to certain of the uses of the CRO zoning district, a primary conventional zoning district in the RPI land use category. The use of the property for the CRO uses along with the surrounding buffer to the west and south creates a gradual step down in uses from the commercial general uses fronting San Jose Boulevard and along Claire Lane and the existing LDR uses to the west.

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 Residential Professional Institutional (RPI) functional land use category 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 RPI functional land use category is primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses. The proposed PUD would allow for office and professional uses, and limited commercial retail and service establishments which serve a diverse set of neighborhoods. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

RPI - SUBURBAN AREA USES

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

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Financial institutions; Restaurants (without drive-in or drive-thru facilities).

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use

introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

(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.

Furthermore, 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 as follows:

(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 category as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI).

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

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. GOAL 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

F.L.U.E. 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.

F.L.U.E Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

F.L.U.E. 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency 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 does not contemplate residential development.

(4) Internal compatibility

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

The use of existing and proposed landscaping:

The written description and site plan indicates an uncomplimentary land use buffer, including a wood, masonry, vinyl, or composite material visual screen achieving 95% opacity, shall be installed in accordance with Part 12 requirements.

The use of topography, physical environment and other natural features:

The buildings and parking areas are oriented towards Claire Lane (to the south), minimizing any impact on or to nearby residential uses. The proposed landscape and site plan improvements will enhance the property. There is an undeveloped property to the west of this one between the western property boundary and the single-family subdivision to the west. It is an undeveloped natural area, and provides additional buffering between the proposed uses and single-family subdivision. This additional buffer on the property's western boundary will aid in screening the development from view, provide a greater visual buffer, and larger sense of space between the

development and the adjoining residential properties' rear yards.

Traffic and pedestrian circulation patterns:

The property will be accessed through two points of access on Claire Lane. The driveway serving the entire site will be located on the eastern side of the property, adjacent to the commercial uses. Internal pedestrian traffic circulation consists of walks along the driveways lined with parking.

The particular land uses proposed and the conditions and limitations thereon:

The PUD proposes the concept of a mixed-use development scaled for and complimentary to surrounding uses and pedestrians within the site. It restricts proposed uses to those found in the CRO zoning district, and the submitted site plan provides detail, showing major access points, buffer areas, internal VUA's, alignments, and configurations, etc.

Signage:

Applicant proposes (1) One (1) 60 sq. ft. office park monument sign; one (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height for each structure.

Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

Directional signs not exceeding four (4) square feet.

(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 development proposes over 40 feet of on-site buffering between the western periphery of the development and the single-family homes on Clairboro Lane; which does not include the 100 feet of width the adjacent undeveloped property contains. The proposed used will be located over 140 feet away from the single-family uses to the west, and the site plan indicates the property will be developed in a conventional manner with vehicular uses areas screened with landscaping which meets Zoning Code requirements.

The type, number and location of surrounding external uses: The proposed development is located in an area where retail, commercial and office uses function as a mixed-use development. The PUD's limited commercial uses complement the existing various office, retail, and residential uses by providing uses and services for those living 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(s)
North	RPI	PUD	Undeveloped
East	CGC	PUD	Retail/commercial shopping center
South	CGC	PUD	Retail/commercial shopping center
West	RPI	PUD	Undeveloped

The site is located 640 feet west of San Jose Boulevard. Development on this infill site follows a compact and connected growth pattern and is in keeping with type of development running along this commercial corridor. The property is located close to and between, two major collector roads in the Mandarin area, and the RPI land use category allows office and professional uses as well as being the least intensive category acceptable for commercial development since the property is in close proximity to residential uses.

(6) Intensity of Development

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

This Claire Lane location is approximately 640 feet west of San Jose Boulevard, which is an arterial road with sufficient access to nearby collectors and I-295. The PUD contains site design techniques to achieve compatibility with the adjacent residential neighborhood's character and does not encourage through traffic into adjacent residential neighborhoods.

(7) Usable open spaces plazas, recreation areas.

The project will provide the required open areas pursuant to any uses need. Open space will be developed with any combination of active and passive area(s), sidewalks, ponds and similar facilities.

(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 and Geographical Information Systems shape files did not identify wetlands on the site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.



Aerial view of the subject site facing north



The subject site ahead on the right facing west along Claire Ln.



The subject site on the right facing west along Claire Ln.



Facing north into the subject site from Claire Ln.



Facing west along Claire Ln. with the subject site on the right



Facing north into the subject site from Claire Ln.



Facing north along the western property line of the subject site



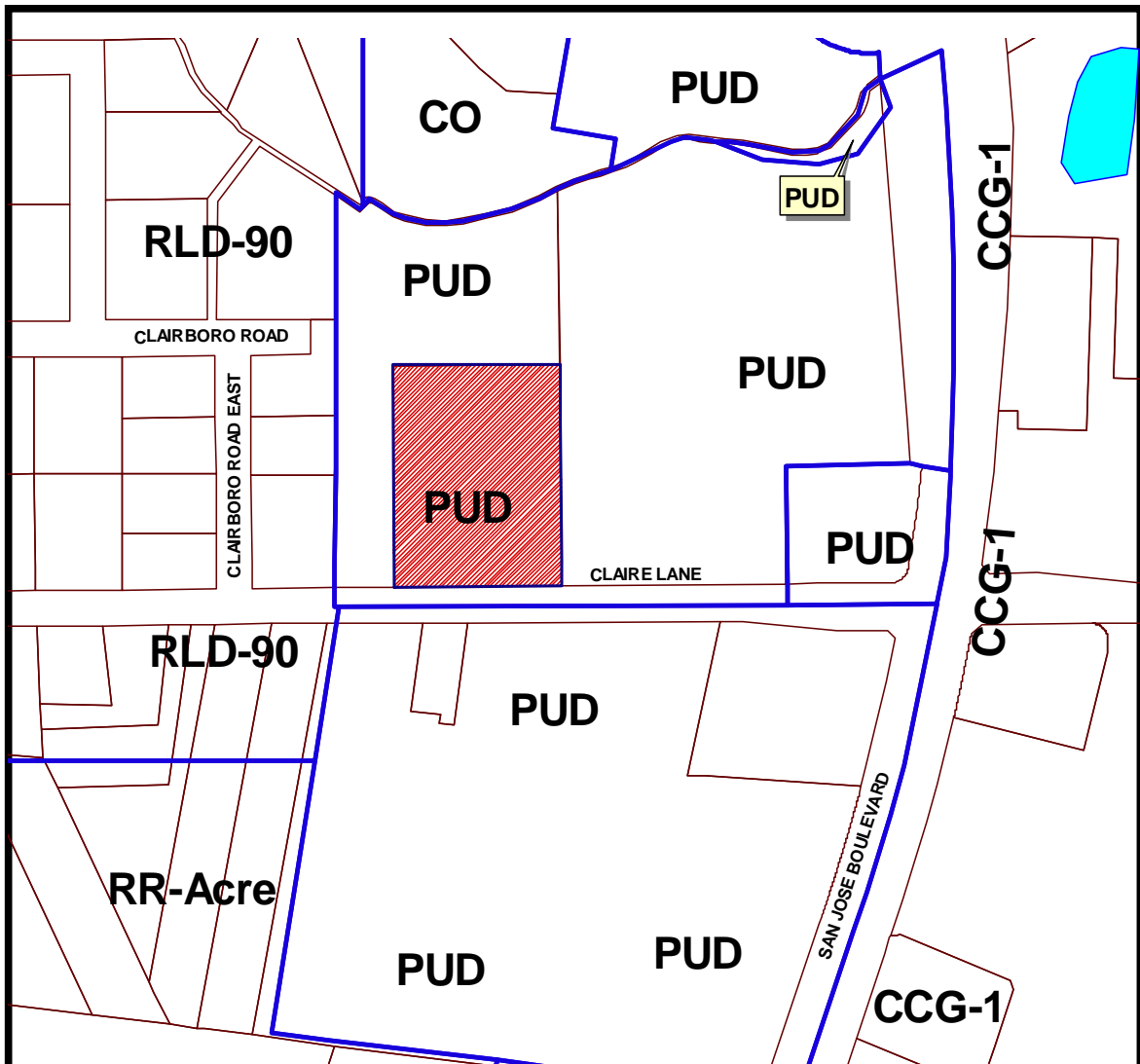
Facing east from within the subject site at the adjacent shopping center

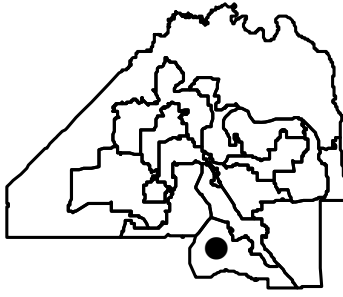




Facing east from the eastern driveway for the subject site towards at the adjacent shopping center



Facing north along the eastern property line that borders the shopping center to the east



REQUEST SOUGHT:		
FROM: PUD TO: PUD		0 100 Feet  COUNCIL DISTRICT: 6
ORDINANCE _2014_0253		FILE COPY