

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2014-0424 TO****PLANNED UNIT DEVELOPMENT****AUGUST 7, 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 Ordinance **2014-0424** to Planned Unit Development.

<i>Location:</i>	On the south side of Gate Parkway West between Belfort Road and Port Union Drive; on the eastern side of the St Luke's Medical Campus north of J. Turner Butler Boulevard
<i>Real Estate Number:</i>	The easterly portion of 152576 0150
<i>Current Zoning District:</i>	Commercial Office (CO)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Residential Professional Institutional (RPI)
<i>Planning District:</i>	Southeast, District 3
<i>City Council District:</i>	The Honorable Don Redman, District 4
<i>Applicant/Agent:</i>	T.R. Hainline, Esq. Rogers Towers, P.A. 1301 Riverplace Boulevard, Suite 1500 Jacksonville, Florida 32206
<i>Owners:</i>	St. Luke's/St. Vincent's Healthcare, Inc. 1 Shircliff Way, Room 1928 Jacksonville, Florida 32204
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2014-0424** seeks to rezone approximately 16.34± acres of land from Commercial Office (CO) to Planned Unit Development (PUD). The property is located on the south side of Gate Parkway West, immediately adjacent to and east of the St. Luke's/St. Vincent's campus.

The rezoning to PUD is being sought for the purpose of developing a multi-family residential community with a maximum of 330 dwelling units. The development will include recreational facilities for the exclusive use of the residents and their guests. Amenities may include but are not limited to walking paths, swimming pool, health or exercise facility, sales office and conference center, and park or open space. There are no commercial uses or any uses by exception proposed.

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, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. The principal uses for RPI sites within the Urban Area are Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2030 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD. Single-use developments shall be limited to residential or office and the maximum gross density within the Urban Area shall be 30 units per acre.

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.

(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*

Yes. 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): 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:

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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

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.

FLUE 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.

FLUE Policy 3.1.10 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods.

FLUE 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.

FLUE 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan. This PUD is within the RPI-Urban Area land use category which permits multifamily dwellings up to 30 units per acre. The proposed PUD, which is 16.34 acres in size, will have a density of 20.2 units per acre which is consistent with the RPI-Urban Area land use designation. It will serve as a transitional use between the hospital to the west and the townhomes to the east. The PUD provides for flexibility in the site design for minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses. The PUD binds the development of the property to the Written Description and Conceptual Site Plan; and providing site specific buffer, signage, lighting and access requirements.

(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The applicant proposes to provide open spaces and passive recreation areas that may include a pool, fitness, playground or clubhouse areas. A minimum of one-hundred fifty (150) square feet will be provided per unit.

The use of existing and proposed landscaping: The project will provide the standards set forth in Section 656, Part 12 of the Zoning Code; and specifically will provide a minimum ten (10) foot wide landscape buffer maintained along the eastern boundary of the property. A visual screen at least eighty five (85) percent opaque and eight (8) feet tall will be constructed in the buffer, which may consist of landscaping, berm, fencing and/or natural vegetation and may extend along the entrance road.

The treatment of pedestrian ways: The project will be required to provide an internal and external pedestrian system that meets the requirements of the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: According the submitted site plan showing multi-family residential, the property will be accessed through one primary access driveway from Gate Parkway West. Internal traffic circulation consists of walks along the driveways lined with parking. The Applicant proposes that prior to verification of substantial compliance, the location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

The variety and design of dwelling types: According to the site plan, there are a total of five (5) residential buildings proposed with between fifty (50) and ninety (90) units per building along with a clubhouse and accessory garage structures. There will be a variety of one bedroom, two bedroom, and three bedroom unit sizes.

The use and variety of building setback lines, separations, and buffering: The proposed PUD written description contains development standards which are similar to that of the RMD zoning district criteria. The proposed setbacks for front, rear, and side yards are twenty (20) feet from the property line; provided, however, that single story detached, enclosed or covered parking garages or parking structures will have a minimum setback of fifteen (15) feet from the property line. All multifamily residential buildings located along the eastern side/boundary of the property will have a minimum setback of seventy-five (75) feet from the property line.

The proposed maximum height of structures is fifty-five (55) feet, except for the amenity building/residential building which fronts on Gate Parkway West can be a maximum of sixty (60) feet in height.

Signage: The applicant proposes one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, at the entrance along Gate Parkway West and one monument, wall or fence sign, not to exceed thirty (30) square feet in area and eight (8) feet in height along J. Turner Butler Boulevard. All building identification signs, directional signs, real estate signs and construction signs shall be in compliance with Part 13 of the Zoning Code.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any use within the proposed Planned Unit Development: The applicant has indicated that this multi-family residential project will be in close proximity to other similar uses, and provide a buffer between the existing multi-family development to the east and the hospital campus to the west. The proposed setback from the adjacent residential development will be at least seventy-

five (75) feet, separated by the internal road system, garage structures and buffering/landscaped areas.

(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:

The type, number and location of surrounding external uses: The property is bordered by a hospital campus, a multi-family development, and two roadways (Gate Pkwy West and JTB Blvd.). The Midtowne subdivision east of the subject site is developed with condo/townhome uses and there are both multi-family and single-family residential neighborhoods located to the east along Gate Pkwy. West. The proposed development is located in an area largely surrounded by large tracts of undeveloped or underdeveloped land located along an emerging roadway, Gate Pkwy. West. The areas west of Southside Boulevard along the J.T.B Boulevard Expressway are characterized predominantly by master planned apartment complexes, professional offices, business parks, and commercial office headquarters. Apartment or commercial development as proposed in the PUD is appropriate and consistent with the emerging character of the surrounding area. The proposed use is compatible in both intensity and density with the surrounding uses and zoning districts. If approved, the PUD would add additional housing options in/for the area and will serve as a transitional use between the hospital to the west and the townhomes to the east.

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	CGC	PUD (2003-929-E)	Office/professional across Gate Pkwy. West
East	CGC	PUD (2004-1109-E)	Multi-family
South	RPI	CRO	J. Turner Butler Blvd.
West	PBF	PBF-2	Hospital/medical campus

(6) Intensity of Development

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

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: In the current configuration, the site will consist of several apartment building “types” of varying but similar footprint size. The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a gross density of 20 dwelling units to the acre and over 30 percent of the site will contain recreational and passive open space, and differs from the usual application of the Zoning Code because it binds the development of the property to the Written Description and Conceptual Site

Plan; and providing site specific buffer, signage, lighting and access requirements. The PUD affords flexibility in additional housing options in/for the area in keeping with the current and emerging pattern of development.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Each residential building will be setback a minimum of 20 feet from the property periphery boundaries, and there will be no less than 75 feet between the residential buildings and the eastern property line. The height of all but the northern most the building is limited to fifty-five (55) feet.

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

(7) Usable open spaces plazas, recreation areas.

The project is required to provide 150 square feet of active recreation space per unit. A minimum of 1 acre of recreational area will be provided onsite and may include walking paths, swimming pool, cabana/clubhouse, health/exercise facility, and similar uses.

(8) Impact on wetlands

Surveying of Geographical Information Systems shape files did identify wetlands on-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.

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

The site is required to be developed in accordance with Part 6 of the Zoning Code. Parking will be provided at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling unit. Up to 30% of the total parking spaces may be compact spaces.

(11) Sidewalks, trails, and bikeways

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 30, 2014, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0424 be **APPROVED** with the following conditions:

- 1) **The subject property is legally described in the original legal description dated May 13, 2014.**
- 2) **The subject property shall be developed in accordance with the revised written description dated July 2, 2014.**
- 3) **The subject property shall be developed in accordance with the revised site plan dated July 2, 2014.**
- 4) **The subject property shall be developed in accordance with the Development Services Division Memorandum dated July 29, 2014 or as otherwise approved by the Planning and Development Department.**
- 5) **The garbage compactor shall be relocated to the western portion of the site, away from the existing residential development to the east.**



Aerial view of the subject site facing north



Aerial view of the subject site facing north



The subject property on the right facing west along the Belfort Rd. exit from J. Turner Butler Blvd.



The subject property on the right facing west along the Belfort Rd. exit from J. Turner Butler Blvd.



Facing east along Gate Pkwy. W. with the subject site ahead on the right



Facing east along Gate Pkwy. W. with the subject site on the right



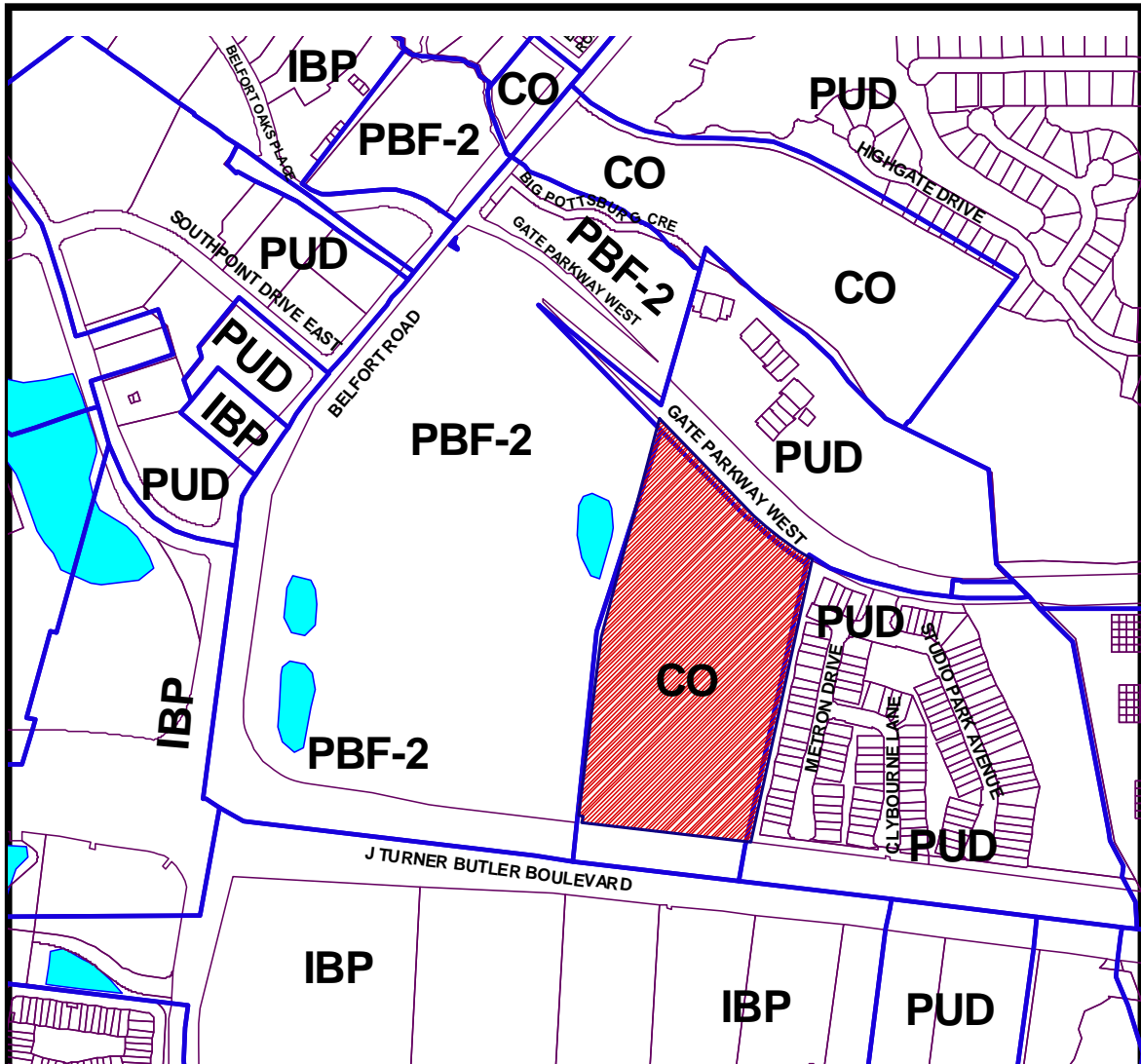
Facing southeast from Gate Pkwy. W. at the eastern boundary of the subject site adjacent to the Midtowne multi-family development

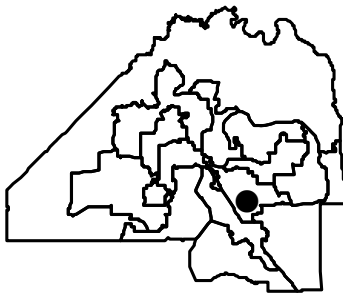
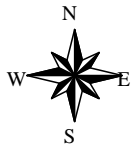



Facing west along Gate Pkwy. W. with the subject site on the left



Facing south from Gate Pkwy. W. into the adjacent St. Luke's/St. Vincent's Healthcare campus to the west of the subject site



REQUEST SOUGHT:		
FROM: CO		
TO: PUD		0 100 Feet 
		COUNCIL DISTRICT: 4
	ORDINANCE <u>2014_0424</u>	FILE COPY