

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



OVERVIEW

ORDINANCE: ORD # 2014-532

APPLICATION: 2014C-008-4-12

APPLICANT: OWEN E. McCULLER, JR

PROPERTY LOCATION: 10057 and 10201 103rd Street

Acreage: 4 Acres

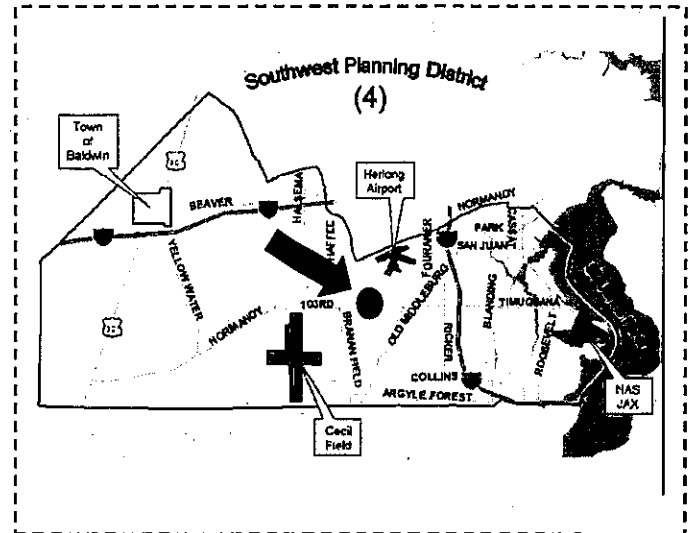
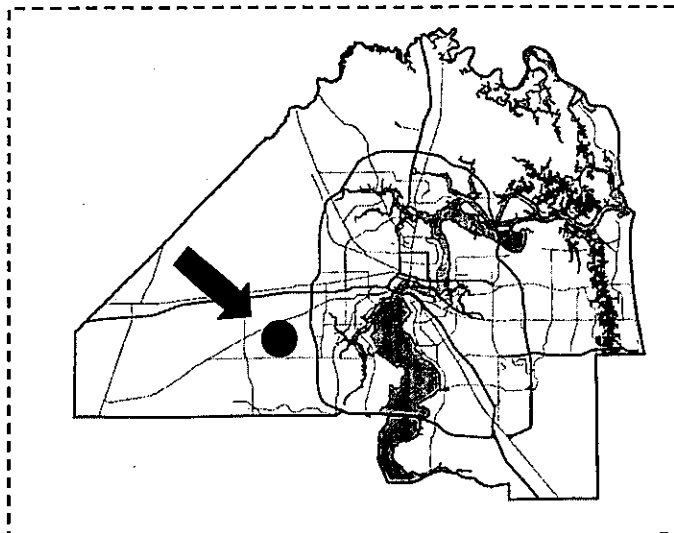
Requested Action:

	Current	Proposed
LAND USE	MDR	CGC
ZONING	RMD-A & PUD	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
MDR	CGC	60 MF Units (15 DU/Ac)	N/A	N/A	60,984 Sq. Ft. Commercial Uses (0.35 FAR)	Decrease of 60 MF Units	Increase of 60,984 Sq. Ft. Commercial Uses

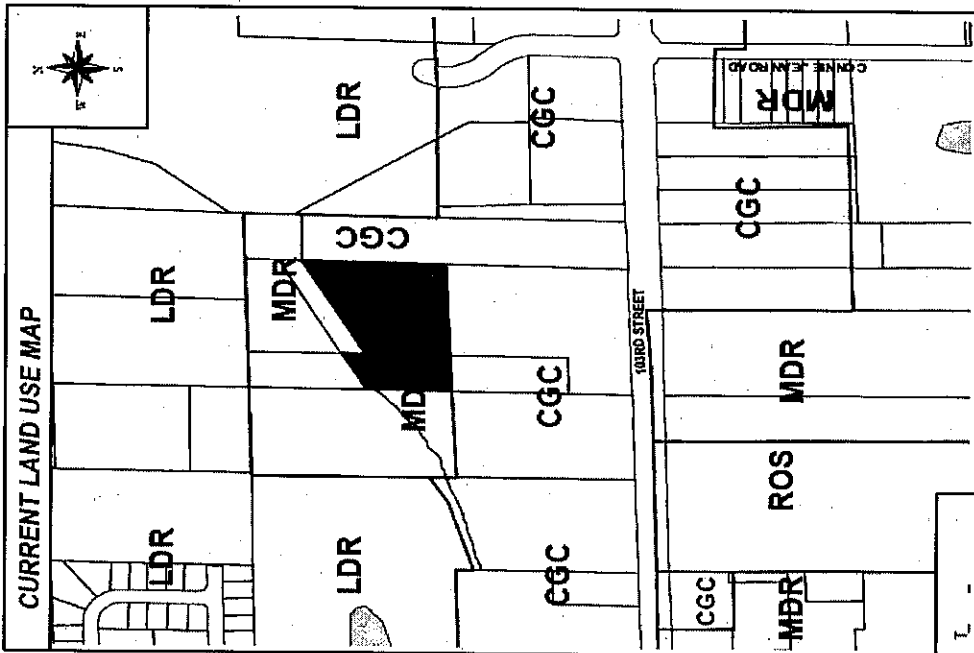
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

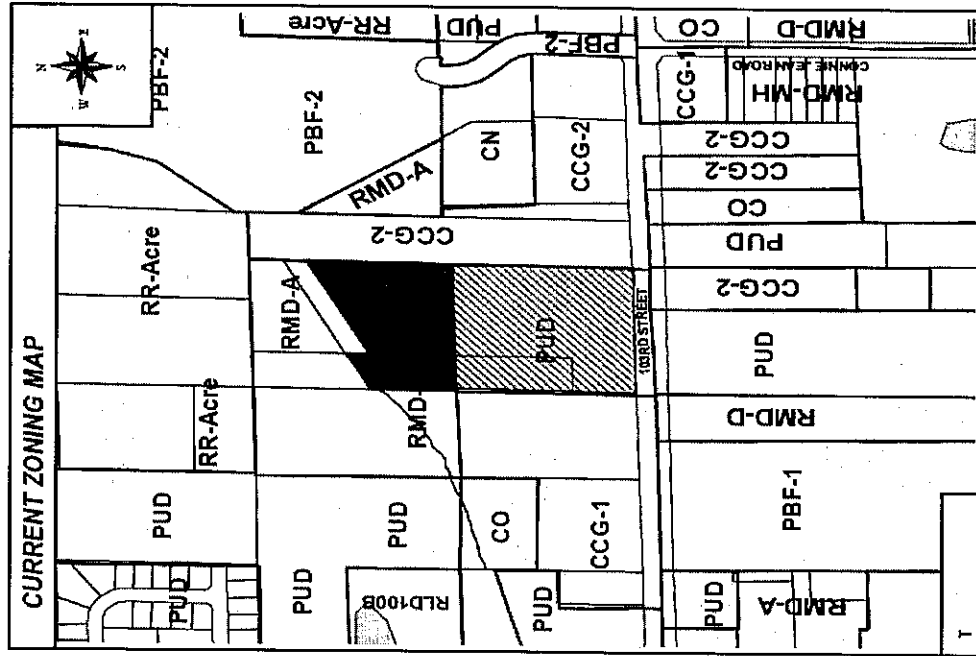


DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2014C-008



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



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

ANALYSIS

Background:

The four acre subject property is located at 10057 and 10201 103rd Street in the Southwest Planning District and within the boundaries of the Southwest Jacksonville Vision Plan. The subject property is currently being used as Proficient Auto tractor trailer storage and parking which is not a permitted use for property located in the Medium Density Residential (MDR) land use category.

The land use amendment is a request to change the land use category designation from Medium Density Residential (MDR) to Community/General Commercial (CGC) to allow for the continued use of the existing Proficient Auto tractor trailer storage and parking facility. There is a companion Planned Unit Development (PUD) rezoning pending as Ordinance 2014-533 that encompasses the subject property along with an additional 6.93 acres that are already in the CGC land use category for a total site of 10.93 acres. In addition to allowing for tractor trailer parking and storage, the proposed PUD also allows for a wide variety of commercial uses.

Aerial photography reveals that the entire 10.93 acre site has been actively used for tractor trailer parking and/or storage since at least 2001. Despite the longstanding non-conforming use of the land use amendment portion of the property, there are no closed or active code violations on record for the subject site.

The area surrounding the site is characterized by a mix of auto oriented uses, commercial warehouse/office uses and residential uses. Auto oriented uses are located to the east of the subject site while an environmental services business is located directly west of the site. Commercial office and warehouse uses are located south and east of the site and a mobile home park is south and west of the subject property. There is also a city park, the 103rd Street Sports Complex, located south and west of the site. Page two of this report contains a map of the area including the existing land use and zoning and Attachment A provides a map of the surrounding uses. Properties to the north of the site are vacant and physically separated from the subject property by a wide ditch.

The site is accessed from 103rd Street, a four lane divided road which is classified as a minor arterial roadway according to the Functional Highway Classification Map of the 2030 Comprehensive Plan. The site is also located less than one mile east of the Cecil Commerce Center Parkway ramp and the Brananan Field Road/Chaffee Road South intersection with 103rd Street. Both Brananan Field Road and Chaffee Road South are classified as minor collector roadways.

Properties fronting along the north side of 103rd Street in the immediate area are designated with the CGC land use category. The depth of the CGC designation ranges from 300 feet on properties east of the site to nearly 3,000 feet for property surrounding the Brananan Field Road/Chaffee Road South intersection. Extension of the CGC designation for the subject property would deepen the CGC by approximately 400 feet for a total depth of approximately

1,000 feet. This proposed CGC extension is consistent with the depth of the CGC designation on the property located directly east of the subject site.

According to the Development Areas Map of the Future Land Use Element the site is located within the Suburban Development Area.

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

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).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 2,911 new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Airport Environ Zone

The site is located within the 150 foot Height and Hazard Zone for Herlong Recreational Airport and Cecil Airport. Zoning will limit development to a maximum height of less than 150', 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).

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of high, medium and low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process will be required to perform a Professional Archaeological Reconnaissance Survey and possibly a Phase 1 archaeological survey if in an area of high sensitivity. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Ground Water Aquifer Recharge Area

The subject property is located in an area identified as being within a ground water aquifer recharge area of 0 – 4 inches per year. According to the Infrastructure Element, Natural Groundwater Aquifer Recharge Sub-Element, Prime Recharge Areas are those areas designated with recharge rates of 12 or more inches per year. The Sub-Element calls for the City to develop regulations to protect prime aquifer recharge areas and the subject site is not located in such an area.

Wetlands

A wetlands survey map has been prepared for the application site with the use of the City's GIS system and photogrammetric analysis (See Attachment D). According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Brush and Scrubland"; typical of abandoned farmland. However, natural succession would result in a gradual change of this area to "Wetland Forested Mixed" type wetlands and Mixed Hardwoods. The 0.2 acres of wetlands are located in the northwestern portion of the property and were once part of a larger isolated wetlands system draining from northeast to southwest onto adjacent properties. The wetlands have been significantly altered by clear cutting, drainage ditching and filling prior to wetland regulations. The remaining "Category III" type wetlands have a low functional value. Alteration of the remaining wetland from development will require mitigation from the St. Johns River Water Management District.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Evergreen-Wesconnett Complex". The Evergreen and Wesconnett are both nearly level and poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. The wetlands area has a water table that is close to the ground surface.

Any proposed development of the property could have an impact on the sites wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no 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, mitigation of the site's wetlands will satisfy that policy as well.

Goal 4 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 and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Tractor Trailer Parking/Storage	Commercial Uses
Land Use/Zoning	MDR/RMD-A & PUD	CGC/PUD
Development Standards For Impact Assessment	15 DU/Ac	0.35 FAR
Development Potential	60 Multi-Family Dwelling Units	60,984 Sq. Ft. Commercial Uses
Population Potential	141 People	N/A
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone	150'HH Zone Cecil Field & Herlong Recreational Airports	
Industrial Preservation Area		X
Cultural Resources	Mixed High, Low and Medium Probability	
Archaeological Sensitivity	Mixed High, Low and Medium Probability	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4 Inches	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 2,911 Net New Daily Trips	
Water Provider	JEA	
Potential Water Impact	Decrease of 11,051 Gallons Per Day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 8,288.1 Gallons Per Day	
Potential Solid Waste Impact	Decrease of 58.42 Tons Per year	
Drainage Basin / Sub-Basin	Ortega River	
Recreation and Parks	103 rd Street Sports Complex & Golf Club of Jacksonville	
Mass Transit	Cecil Community Shuttle	
NATURAL FEATURES		
Elevations	80 Feet	
Soils	22 – Evergreen-Wesconnett complex, depressional, 0 to 2 percent slopes; 32 – Leon fine sands, 0 to 2 percent slopes	
Land Cover	3200 - Upland Shrub and Brushland	
Flood Zone	None	
Wet Lands	Category III	
Wild Life	None	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 15, 2014 the required public hearing signs were posted. Seventeen (17) notices were mailed out to adjoining property owners, the Southwest CPAC, and registered neighborhood associations informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department hosted the Citizen Informational Meeting on August 18, 2014. Two residents of the area surrounding the subject site attended the meeting. The attendees had questions about the proposed development but did not have issues with the request to change the land use to commercial.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

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

- | | |
|---------------|--|
| Goal 1 | To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| 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. |
| Policy 1.1.10 | Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process. |
| 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 3.2.4 | 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. |

According to the Category Description for the Suburban Development Areas of the FLUE, the MDR future land use category is 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 uses. The gross density for the MDR in the Suburban Development area is greater than seven (7) units/acre and up to twenty (20) units/acre.

The CGC Future Land Use Category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC uses area generally developed in nodal and corridor development patterns

The proposed amendment allows for the continued viability of an existing commercial use in a manner that is consistent with surrounding development patterns in accordance with FLUE Objective 3.2. The existence of the ditch that runs along the northern boundary of the subject property creates a natural barrier between the proposed CGC category and the existing MDR designated lands located north of the property. Therefore, the proposed amendment promotes a gradual transition of intensities between land uses, protects the character of nearby residential areas and provides for a compatible land use pattern as required by FLUE Goal 1, Objective 1.1 and Policy 1.1.10. The northerly expansion of the CGC category does not negatively impact residential areas to the north due to the natural barrier created by the existing ditch that runs along the northern boundary of the subject property and thus, the proposed amendment is consistent with FLUE Policy 3.2.4.

Southwest Vision Plan Review

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan in an area the Plan identifies as the Suburban Character Area. Theme 1 of the Plan calls for the strengthening of existing neighborhoods and the creation of new neighborhoods and provides for several options to implement Theme 1. The options provided under Theme 1 focus on the creation of mixed use centers, the development of complete communities and the use of Traditional Neighborhood Development (TND). Unfortunately none of the options presented provide viable recommendations to apply to the four acre parcel subject to the proposed amendment.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Communities and Affordable Housing Subject Area:

Objective: Improve Quality of Life and Provide Quality Places in Northeast Florida

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

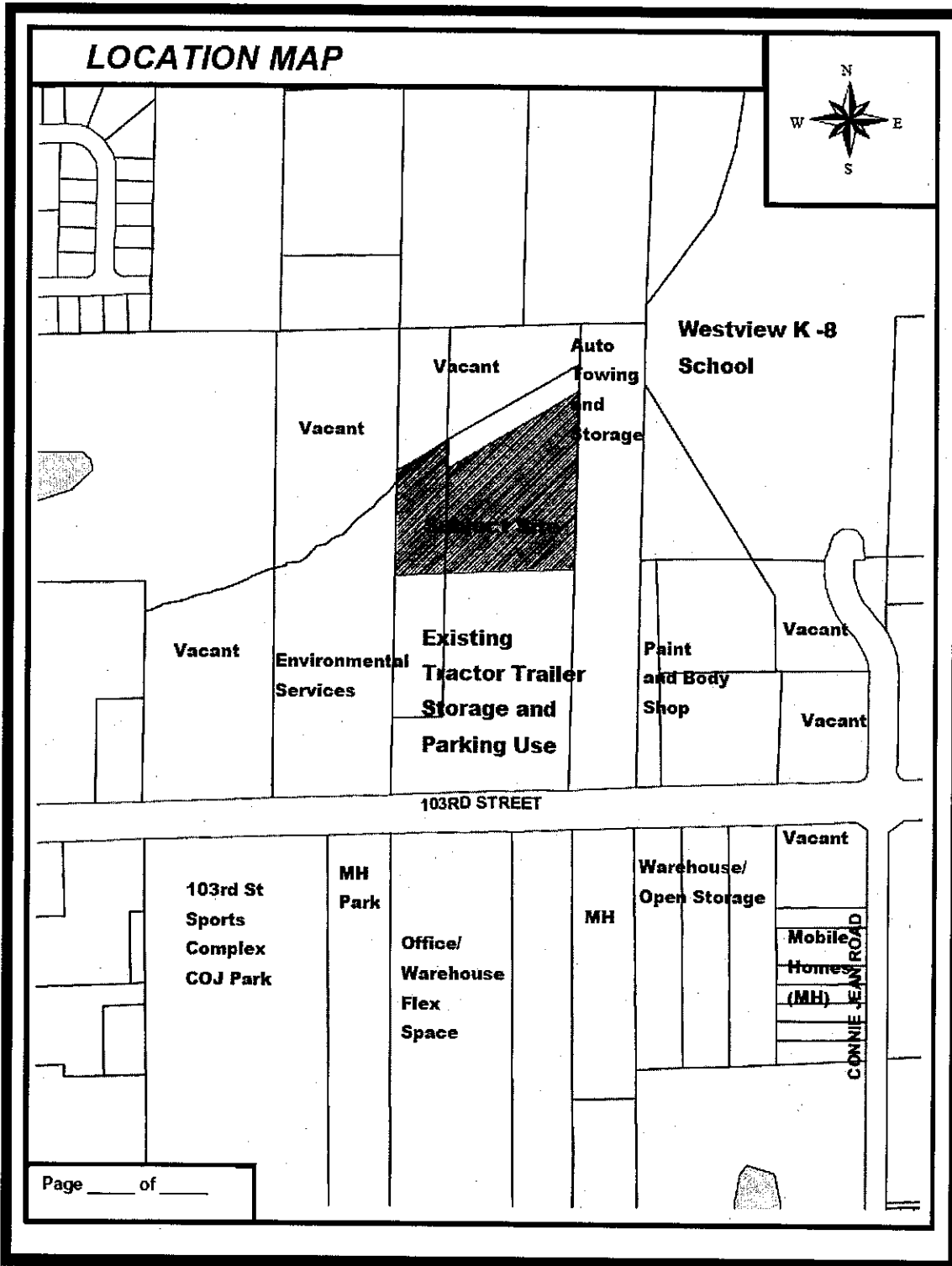
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for infill development.

RECOMMENDATION

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

ATTACHMENT A

Existing Land Utilization:



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
Application Number: 2014C-008

LB
Date: 8/4/2014
Mobility Zone / Development Area: 6 / Suburban
Planning District: 4
Council District: 12

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 PM Peak Trip Ends	Net New Daily Trip Ends
MDR / RMD-A	4	220								
Total Section 1									0	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 PM Peak Trip Ends	Net New Daily Trip Ends
MDR / RMD-A	4	220	60	DU's	$T = 6.65 (X)$ $T = 0.62 (X)$	339 37	0.00% 0.00%	0.00% 0.00%	 37	 339
Total Section 2									37	339
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 PM Peak Trip Ends	Net New Daily Trip Ends
CGC / PUD	4	820	60,984	1,000 SF OF GLA	$\ln(T) = 0.65 \ln(X) / 1000 + 5.83$ $\ln(T) = 0.67 \ln(X) / 1000 + 3.31$	4,924 430	0.00% 0.00%	34.00% 34.00%	 284	 3,250
Total Section 3									284	3,250
Net New Trips = Section 3 - Section 2 - Section 1									247	2,911

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

ATTACHMENT B (CONTINUED)

Traffic Analysis:

Produced by: Planning and Development Department
Application Number: 2014C-008

LB
Date: 8/4/2014
Mobility Zone / Development Area: 6 / Suburban
Planning District: 4
Council District: 12

Table B

Net New Daily External Trip Distribution

a 247	b 2,911	= Total Net New External Trips (Table A)	c	(a*c)	(b*c)
Link ID Number	Roadway Name	From / To	Percent of Total Net New Daily Amendment Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
597	103RD ST (SR 134)	BRANAN FIELD-CHAFFEE RD (SR 23) TO SHINDLER DR	100.00%	247	2,911

BOLD Indicates Directly Accessed Segment(s)

Produced by: Planning and Development Department
Application Number: 2014C-008

LB
Date: 8/4/2014
Mobility Zone / Development Area: 6 / Suburban
Planning District: 4
Council District: 12

Table C

Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or City Road	Numbers of Lanes	Adopted Service Volume		Background Traffic			Existing PM Peak Hour Link LOS	Amended PM Peak Hour External	Total Trips PM Peak Hour External	Percent Capacity Used with Amended Trips	PM Peak Hour LOS with Land Use Change
						Daily a	PM Peak Hour b	PM Peak Hour Volume c	1 Year Growth % d	Volumes w/ 5-yr Growth e					
597	103RD ST (SR 134)	BRANAN FIELD-CHAFFEE RD (SR 23) TO SHINDLER DR	ARTERIAL	STATE	4/D	39,800	3,580	2,246	2.20%	2,504	C	247	2,751	76.85%	C


* As determined from Trend Analysis or FDOT LOS Report, dated 5/13/2011
Data from City of Jacksonville Road Most recent Links Status Report (dated 1/11/2013)
BOLD Indicates Directly Accessed Segment(s)

Major Intersections List

SIS Interchanges/ SHS Intersections within Impact Area

ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	4/10/14	Date Staff Report is Available to Public:	08/29/2014
Land Use Adoption Ordinance #:	2014-532	Planning Commission's LPA Public Hearing:	09/04/2014
Rezoning Ordinance #:	2014-533	1st City Council Public Hearing:	09/09/2014
JPDD Application #:	2014C-008	LUZ Committee's Public Hearing:	09/16/2014
Assigned Planner:	Kristen Reed	2nd City Council Public Hearing:	09/23/2014

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information: E MCCULLER, JR. SMITH HULSEY & BUSEY 225 WATER STREET, SUITE 1800 JACKSONVILLE, FL 32202 Ph: 904-359-7700 Fax: 904-359-7712 Email: MMCCULLER@SMITHHULSEY.COM	Owner Information: DOMINIC RAICES PROFICIENT AUTO, INC. 10057 103RD STREET JACKSONVILLE, FL 32210
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DESCRIPTION OF PROPERTY

Acreage: 4.00 Real Estate #(s): 012970 1200 a portion of 012971 0000 a portion of	General Location: ON THE NORTH SIDE OF 103RD ST APPROXIMATELY 1 MILE EAST OF CHAFFEE RD S
Planning District: 4 Council District: 12 Development Area: SUBURBAN AREA Between Streets/Major Features: CONNIE JEAN ROAD and MAGNOLIA VALLEY DR	Address: 10057 and 10201 103RD ST

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT
Current Land Use Category/Categories and Acreage:
MDR 4.00

Requested Land Use Category: CGC **Surrounding Land Use Categories:** CGC

Justification for Land Use Amendment:
THE PROPERTY IS BORDERED ON THE SOUTH AND EAST BY CGC LAND USES. A VEGETATED WATERCOURSE PROVIDES A NATURAL BARRIER FROM THE MDR LAND USE NORTH OF A PORTION OF THE PROPERTY. OWNER WANTS TO BE ABLE TO EXPAND THE EXISTING COMMERCIAL USE WITHIN ITS PROPERTY.

UTILITIES

Potable Water: JEA **Sanitary Sewer:** JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RMD-A 4.00
PUD 6.93

Requested Zoning District: PUD

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

ATTACHMENT D

Wetlands Map:

