

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



OVERVIEW

ORDINANCE: ORD # 2014-534

APPLICATION: 2014C-010-4-12

APPLICANT: KEN LAPOINTE

PROPERTY LOCATION: 0 Chaffee Road

Acreege: 5.82

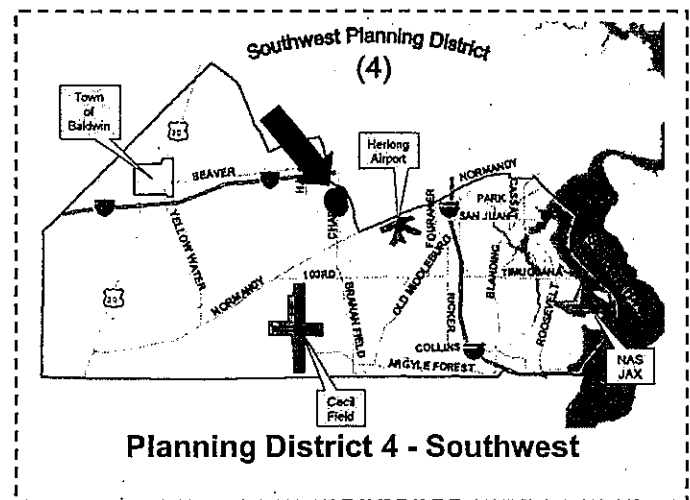
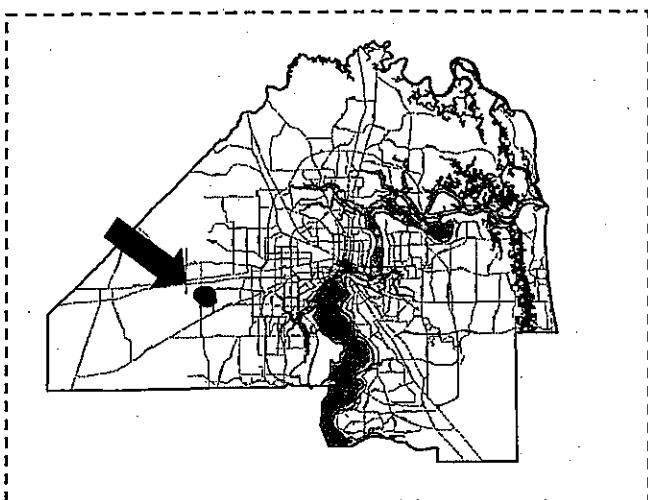
Requested Action:

	Current	Proposed
LAND USE	BP & NC	LDR
ZONING	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
BP & NC	LDR	N/A	29 dwelling units (5 DU/Acre)	15,247.5 sf of BP uses (.35 FAR); and 27,050.7 sf of NC uses (.45 FAR)	N/A	Increase of 29 dwelling units	Decrease of 15,247.5 sf of BP uses; and 27,050.7 sf

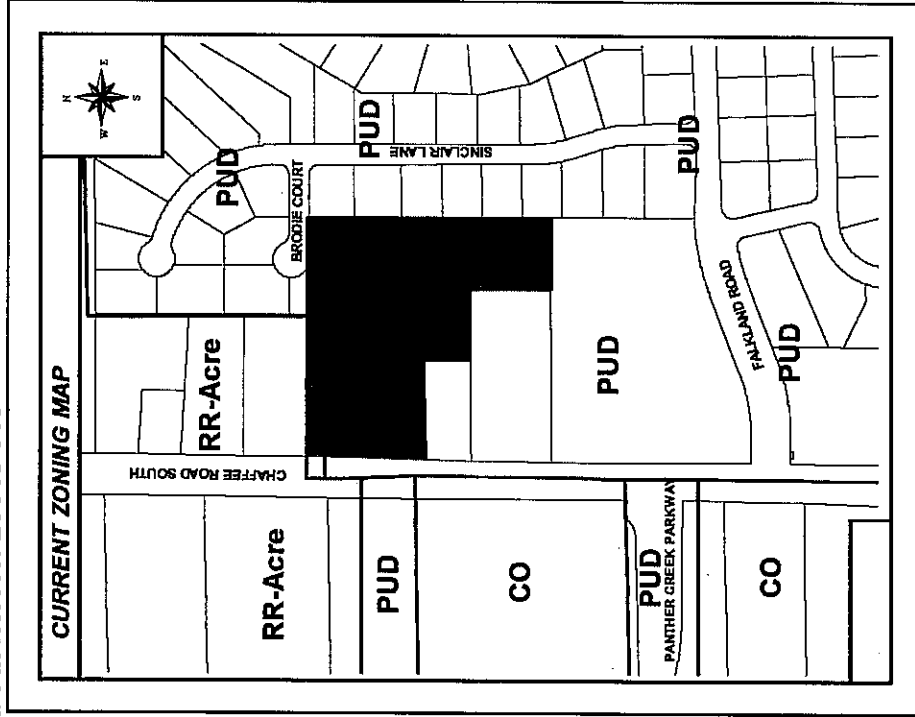
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION:
APPROVAL**

LOCATION MAPS:



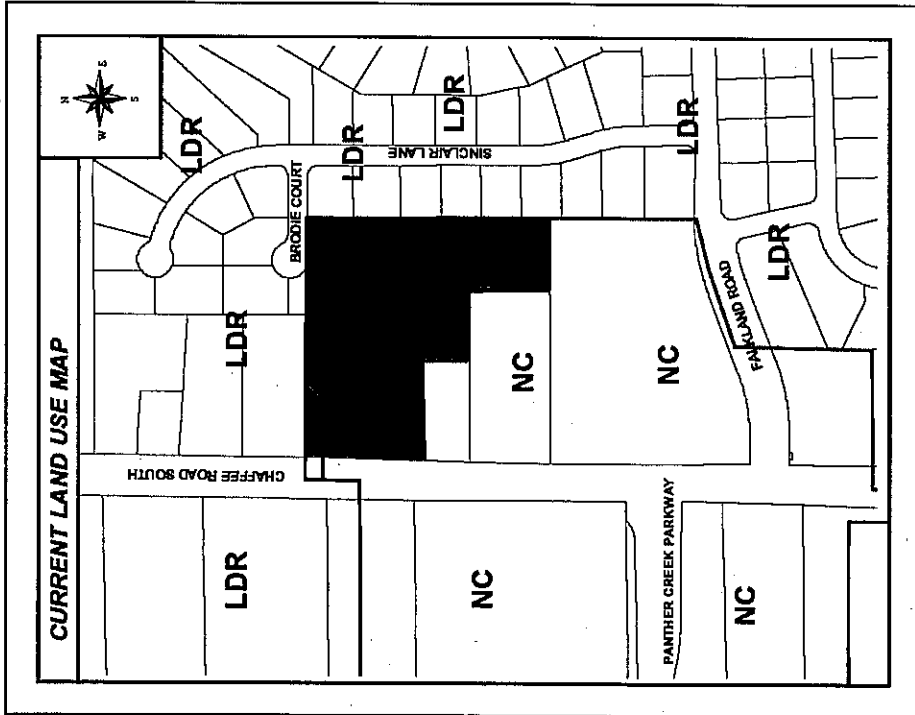
DUAL MAP PAGE

SMALL-SCALE LAND USE APPLICATION 2014C-010



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

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



Existing FLUM Land Use Categories: Business Park (BP) and Neighborhood Commercial (NC)

Requested FLUM Land Use Category: Low Density Residential (LDR)

ANALYSIS

Background:

The subject property is a 5.82 acre site located on the east side of Chaffee Road just north of Falkland Road. The 5.82 acre site is also located in the Southwest Planning District and within the boundaries of the Southwest Jacksonville Vision Plan.

The applicant is requesting a land use amendment from Business Park (BP) and Neighborhood Commercial (NC) to Low Density Residential (LDR) and a companion rezoning from Planned Unit Development (PUD) to PUD in order to develop the site with single-family residential lots. The companion rezoning application is pending concurrently with this land use amendment pursuant to Ordinance 2014-535.

In 2012, the land use category was changed over a portion (4.38 acres) of the land use amendment site from NC to BP (Application 2011C-013; Ordinance 2012-56-E) with a companion rezoning to PUD (Ordinance 2012-57-E). The change in land use and zoning was sought to permit the development of professional offices, storage and temperature controlled storage facilities. According to the applicant, the demand for commercial and business park uses on this property has decreased while the demand for single family residential uses has increased.

The subject site is located off of Chaffee Road, a two-lane minor arterial roadway. The area surrounding the subject site is characterized by a mix of residential, church and commercial uses. The nearby surrounding uses include several church buildings, very large lot single-family homes, small neighborhood commercial type centers and vacant land. Directly south of the site there is a realty office, a public library and a small commercial shopping center. Low density single-family development is the predominant land use to the north and east of the subject 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.

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

Impacts and Mitigation:

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 no 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. Zoning will limit development to a maximum height of less than 150', unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration (FAA). 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 low sensitivity for the presence of archaeological resources. 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.

School Capacity

The proposed land use map amendment has a potential development of 29 single-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:

School Impact Analysis LUA 2014C-010

Development Potential: 29 Single-Family Units

School Type	CSA	2013-14 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	8	6,576	83%	5	87%	909
Middle	7	1,823	68%	2	72%	623
High	8	3,048	77%	3	56%	1,061
Total New Students				10		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Low Density Residential
Land Use Category	BP / NC	LDR
Development Standards For Impact Assessment	BP- .35 FAR / NC - .45 FAR	5 DU / Acre
Development Potential	15,247.5 sf of BP uses / 27,050.7 sf of NC uses	29 dwelling units
Population Potential	N/A	77 people
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone	150-foot civilian height zone	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X
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	No Increase of daily trips	
Water Provider	JEA	
Potential Water Impact	Increase of 5,840 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 4,380 gallons per day	
Potential Solid Waste Impact	Decrease of 15.14 tons per year	
Drainage Basin / Sub-Basin	Ortega River Stream	
Recreation and Parks	Whitehouse Park (North of Crystal Springs Road and I-10)	
Mass Transit	None	
NATURAL FEATURES		
Elevations	65 - 70 Feet	
Soils	Boulogne fine sand, 0-2% slopes(14)	
Land Cover	Field crops (2150)	
Flood Zone	NO	
Wet Lands	NO	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 13, 2014, the required public hearing signs were posted. Forty-eight (48) 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 Citizens Informational Meeting was held on August 18, 2014. There were no citizens present to speak on the item at the meeting. However, two letters of opposition to the land use amendment were received on August 25, 2014.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is consistent with the following Goals, Objective 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.
- 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.
- 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 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The BP Future Land Use category is intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. The NC Future Land Use Category is intended to provide for commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of vehicle miles traveled.

The LDR future land use category primarily permits low density residential development at up to seven dwelling units per acre. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations. Additionally, certain secondary and supporting uses are permitted in all residential categories including supporting commercial and service establishments and home occupations.

Low density single-family development is the predominant land use on properties located on north and east of the property. Residential development would complement the property in the NC land use category just south and west of the subject site. The proposed amendment promotes a pattern of compatible land uses with a well-organized combination of residential and neighborhood commercial uses that will facilitate the stability and viability of existing residential development as called for in FLUE Goals 1 and 3, Objective 1.1 and Policy 1.1.22. The rezoning through the use of a Planned Unit Development would maintain the character and trend of the area satisfying Policy 1.1.12 and Objective 3.1 and create a transition

between surrounding uses as recommended under Policy 1.1.10. The proposed land use amendment also satisfies FLUE Policy 1.1.24, as the proposed development is located within the Southwest Planning District

Vision Plan Consistency

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan in an area the Plan identifies as the Suburban Area. The proposed amendment for low density residential is consistent with one of the Plan's Guiding Themes to "strengthen existing neighborhoods and create new neighborhoods" The Plan contains recommendations regarding the preferred development of planned communities in the Suburban Area that encompass a complete range of land uses in planned communities rather than construction of subdivisions. The subject site is 5.82 acre infill site that is not conducive to the creation of a complete community. However, the site is located in an area of residential development that is served by commercial retail and service uses to the south and to the west across Chaffee Road. Therefore, the proposed amendment is generally consistent with the intent of the Plan.

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.

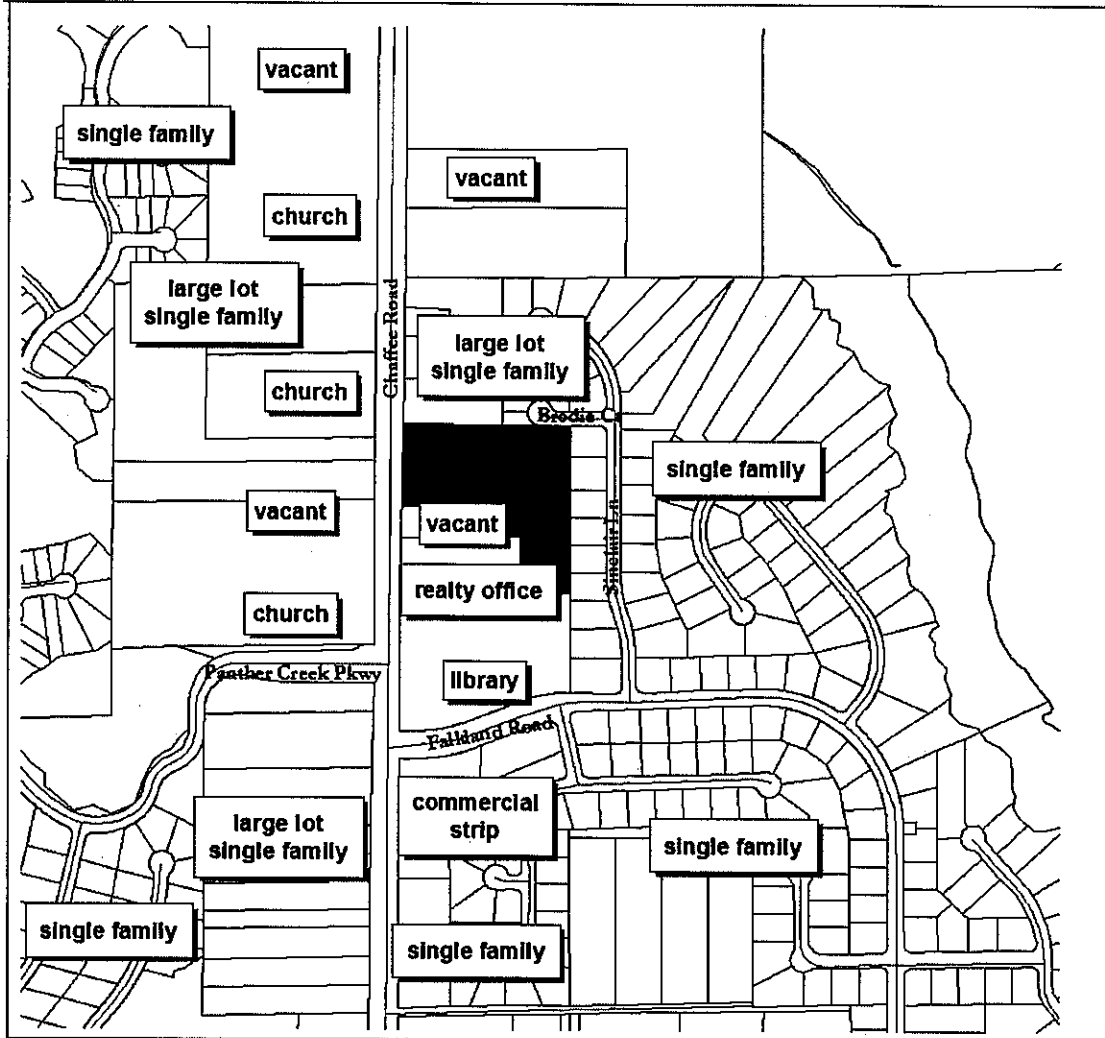
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the infilling of residential development in an established residential area.

RECOMMENDATION

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

ATTACHMENT A

Existing Land Utilization:



City of Jacksonville

Land Use Amendment 2014C-010

Field Map

Ordinance 2014-534



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2014C-010

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

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 PM Peak Trip Ends	Net New Daily Trip Ends
2014C-010A	BP / PUD	4.35	750							
2014C-010E	NC / PUD	1.47	814							
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
2014C-010A	BP / PUD	4.35	750	1,000 SF OF GFA	$T = 10.42 (X) / 1000 + 409.04$ $T = 1.22 (X) / 1000 + 95.83$	1,100 177	0.00% 0.00%	0.00% 0.00%	177	1,100
2014C-010E	NC / PUD	1.47	814	1,000 SF OF GFA	$T = 64.03 (X)$ $T = 6.82 (X)$	1,845 197	0.00% 0.00%	0.00% 0.00%	197	1,845
Total Section 2									177	1,100
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
2014C-010A	LDR / PUD	4.35	210	DUs	$\ln(T) = 0.92 \ln(X) + 2.72$ $\ln(T) = 0.90 \ln(X) + 0.51$	261 27	0.00% 0.00%	0.00% 0.00%	27	261
2014C-010E	LDR / PUD	1.47	210	DUs	$\ln(T) = 0.92 \ln(X) + 2.72$ $\ln(T) = 0.90 \ln(X) + 0.51$	91 10	0.00% 0.00%	0.00% 0.00%	10	91
Total Section 3									37	352
*Net New Trips = Section 3 - Section 2 - Section 1									0	0

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

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:	5/14/14	Date Staff Report Is Available to Public:	8/29/2014
Land Use Adoption Ordinance #:	2014-534	Planning Commission's LPA Public Hearing:	9/4/2014
Rezoning Ordinance #:	2014-535	1st City Council Public Hearing:	9/9/2014
JPDD Application #:	2014C-010	LUZ Committee's Public Hearing:	9/16/2014
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	9/23/2014
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: KEN LAPOINTE K.J. LAPOINTE & COMPANY 13400 SUTTON PARK DRIVE SOUTH, SUITE 1402 JACKSONVILLE, FL 32224 Ph: 904-704-0067 Fax: 904-992-6464 Email: KJLDEVELOPMENT@GMAIL.COM		Owner Information: KEN LAPOINTE K.J. LAPOINTE & COMPANY W.R. HOWELL COMPANY 13400 SUTTON PARK DRIVE SOUTH, SUITE 1402 JACKSONVILLE, FL 32224 Ph: 904-704-0067 Fax: 904-992-6464	
<u>DESCRIPTION OF PROPERTY</u>			
Acres:	5.82	General Location:	EAST SIDE OF CHAFFEE RD S, NORTH OF FALKLAND RD
Real Estate #(s):	008951 3300, a portion of	Address:	0 CHAFFEE RD S
Planning District:	4		
Council District:	12		
Development Area:	SUBURBAN BOUNDARY		
Between Streets/Major Features:	FALKLAND RD and CRYSTAL SPRINGS RD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT LAND			
Current Land Use Category/Categories and Acreage:			
	BP 4.35		
	NC 1.47		
Requested Land Use Category:	LDR	Surrounding Land Use Categories:	LDR, NC
Justification for Land Use Amendment: THERE IS NOT A DEMAND FOR COMMERCIAL OR BUSINESS PARK USES IN THIS LOCATION IN THE NEAR FUTURE NOR IN THE DISTANT FUTURE. THERE IS A STRONG DEMAND FOR SINGLE FAMILY RESIDENTIAL WITH LOT SIZES IN THE 60FT WIDE BY 110 FT DEEP RANGE. THE PROPERTY IS CONTIGUOUS TO A CURRENTLY EXISTING SINGLE FAMILY SUBDIVISION.			
<u>UTILITIES</u>			
Potable Water:	JEA	Sanitary Sewer:	JEA
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage:			
	PUD 5.82		
Requested Zoning District:	PUD		
Additional information is available at 904-255-7888 or on the web at http://maps.col.net/luzap/			

