

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-0646 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 19, 2015

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 **2015-0646** to Planned Unit Development.

Location: 6117 Atlantic Boulevard
Between University Boulevard
and Pottsburg Creek

Real Estate Number(s): 134174-0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Anthony Robbins

City Council District: The Honorable William H. Bishop, District 2

Applicant/Agent: Robert Jammer
Show N Tell Signs
P.O. Box 961
Fort White, Florida 32038

Owner: Michael D. McGrath et al Gibson M Brad, LLC
6117 Atlantic Boulevard
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0646** seeks to rezone approximately 0.35 acres of land from CO to PUD. The rezoning to PUD is being sought to obtain a free standing pylon sign with message board that is consistent with adjoining commercially zoned property. Some allowable uses are changed but will be consistent with the CO and CN zoning districts; the existing site plan of the development will remain unchanged. The written description and the dimensions indicated on the sign drawing are inconsistent. The Department recommends approval of the sign dimensions that are expressed in the written description. **The sign will be conditioned to not exceed 46 square feet image area per side, and 20 feet height.** The standard wall signage allowance for a commercially zoned property will also be allowed.

The parcel is located in the Urban Development Area and is the neighborhood of the Saratoga Point Neighborhood Association.

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 permits commercial office buildings with signage. 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 - GENERAL INTENT

Residential Professional Institutional (RPI) is a category 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. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses,

and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

RPI - GENERAL NEIGHBORHOOD PROTECTION

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses, shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

(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?

Yes. The written description and the site plan of the intended plan of development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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:

(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 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, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE) 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.

The proposed rezoning will not have a negative impact to existing residential character, will not change the existing traffic flow, and will meet the design criteria set forth in the Land Development Regulations.

(2) Consistency with the Concurrency Mobility and 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 intend to utilize lands for residential development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors in that the plan of development for the site remains unchanged; the proposed uses are generally consistent with the current CO zoning or CN zoning. The increase in site identification signage is otherwise consistent with nearby commercial properties.

(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 in that the plan of development for the site remains unchanged; uses are consistent with the current CO zoning or CN zoning. The increase in site identification signage is otherwise consistent with nearby commercial properties. The use for commercial office provides a transition between the commercial uses to the west and south and the residential uses north and east to the rear of the property. The proposed sign will not be visible from the adjoining residential uses.

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
North	LDR	RLD-60	Single Family Residential
East	RPI	CO	Professional Office
South	CGC	CCG-1	Retail
West	CGC	CCG-1	Retail

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category and is a single-use, professional office development consistent with CO zoning. PUD is appropriate at this location because it will continue the current transitional use between retail and residential while allowing signage that competes with the intensity of surrounding uses.

(7) Usable open spaces plazas, recreation areas.

The project will not be required to be developed with open space or recreation area.

(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 did not identify any wetlands on-site.

(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 will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

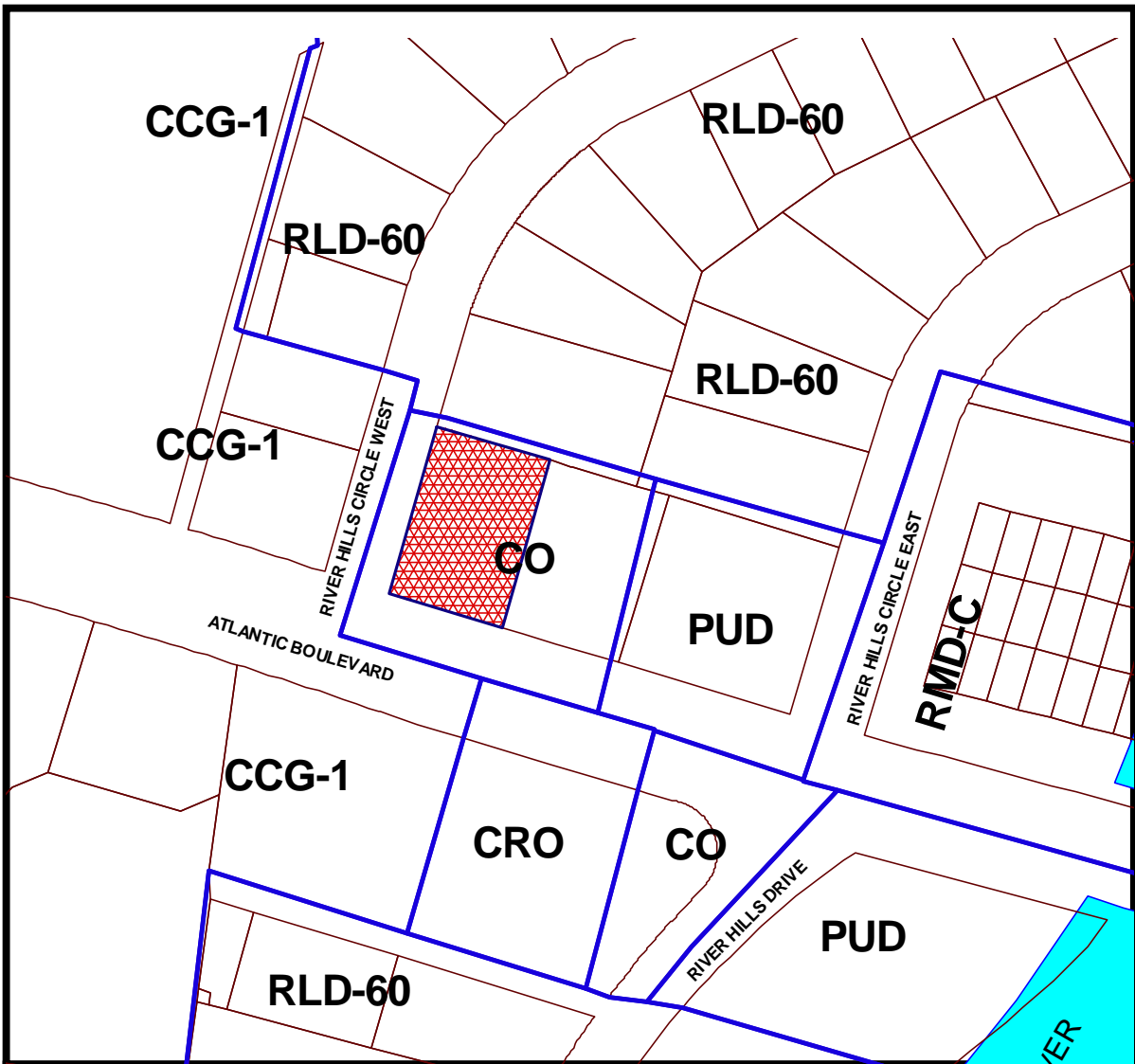
SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 12, 2015 the required Notice of Public Hearing sign **was** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-0646** be **APPROVED** with the following conditions:

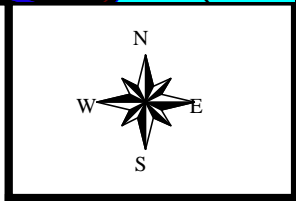
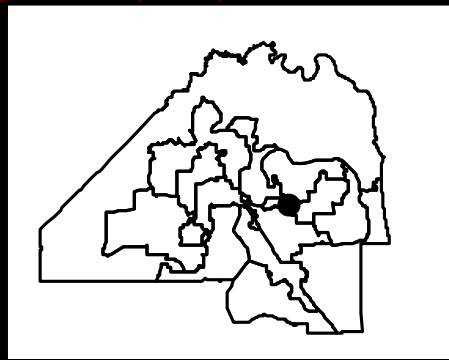
- 1. The subject property is legally described in the original legal description dated November 11, 2014.**
- 2. The subject property shall be developed in accordance with the original written description dated November 13, 2014.**
- 3. The subject property shall be developed in accordance with the original site plan dated November 11, 2014.**
- 4. Site identification sign shall not exceed 46 square feet image area per side, and 20 feet height**



REQUEST SOUGHT:

FROM: CO

TO: PUD



COUNCIL DISTRICT:
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ORDINANCE -2014-0646

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