

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



OVERVIEW

ORDINANCE: 2015-021

APPLICATION: 2014C-017-6-11

APPLICANT: DAN C. BOSWELL

PROPERTY LOCATION: 109 and 117 Katherine Road.

Acreage: 3.68 Acres

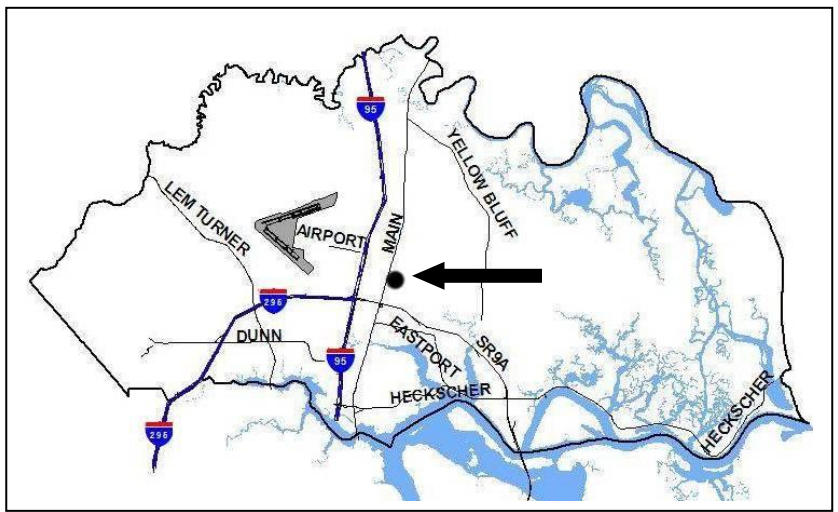
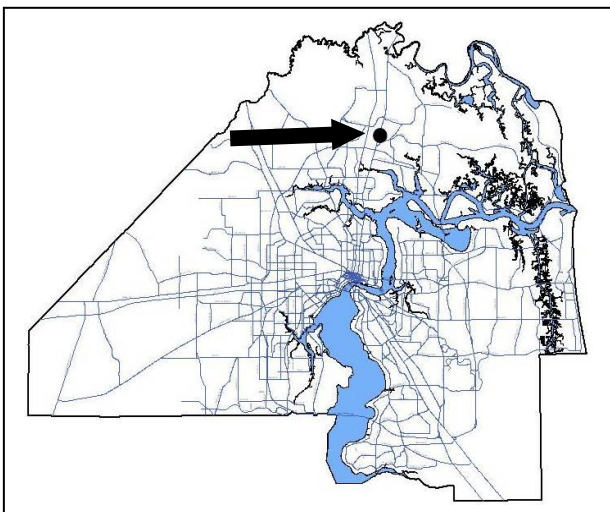
Requested Action:

	Current	Proposed
LAND USE	LDR	CGC
ZONING	RLD-60 & CCG-2	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (0.35 FAR)	Proposed Maximum Intensity (0.35 FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
LDR	CGC	5 DU/Ac 18 S/F Dwelling Units	5 DU/AC 0 S/F Dwelling Units	0 SF	56,105 SF	Decrease of 18 Dwelling Units at 5 DU/Ac	Increase of 56,105 SF

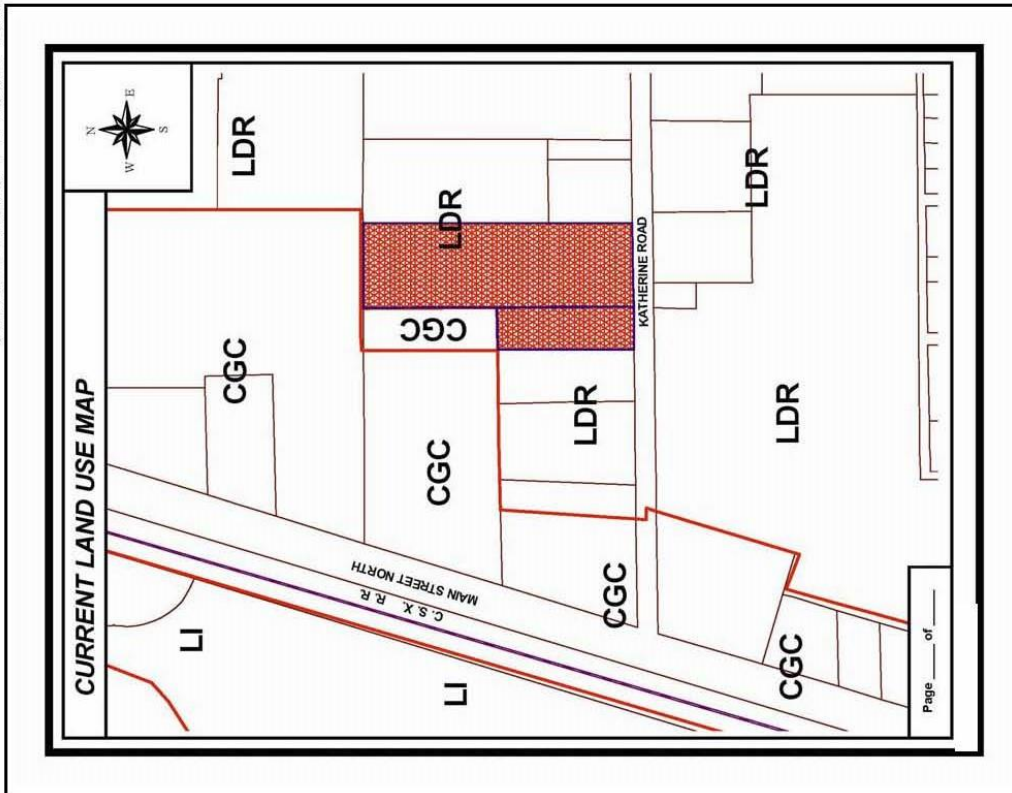
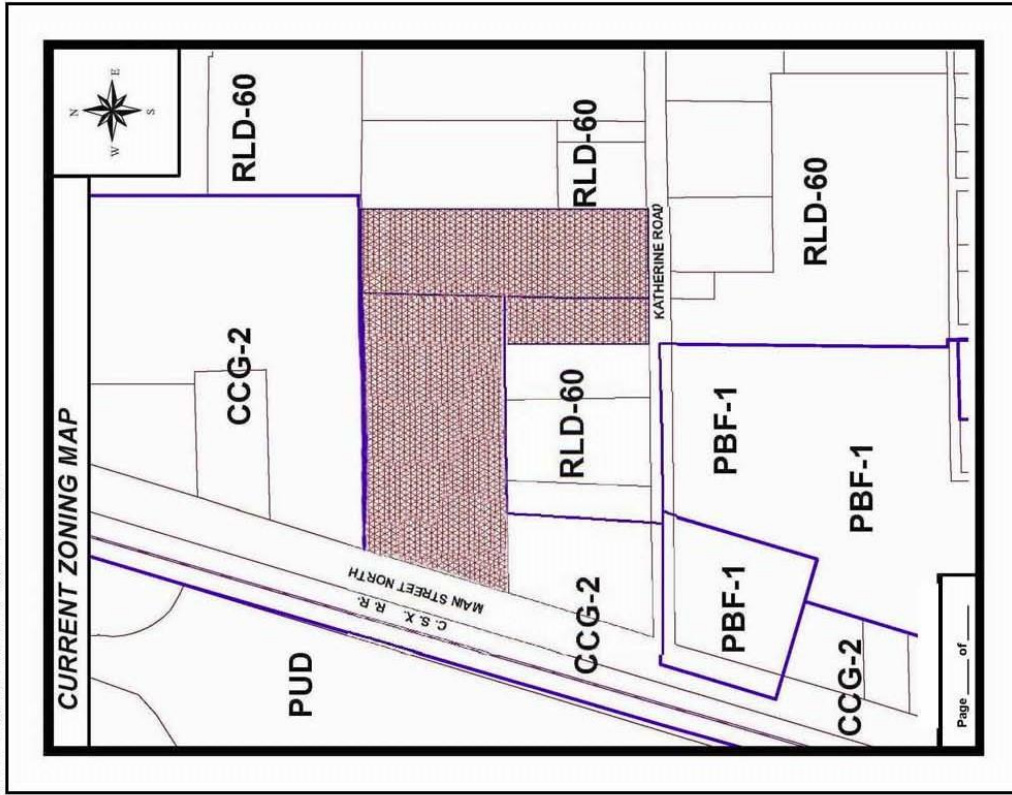
PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:



DUAL MAP PAGE

SMALL-SCALE LAND USE APPLICATION 2014C-017



Current Zoning District(s): Residential Low Density-60 (RLD-60), Commercial Community/General-2 (CCG-2)
Requested Zoning District(s): Planned Unit Development (PUD)

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

ANALYSIS

Background:

The subject property is located on the north side of Katherine Road between North Main Street and Gillespie Avenue and approximately 700 feet east of the North Main Street and Katherine Road intersection. Access to the application site will be from Main Street through adjacent property under the same ownership of the subject site. Katherine Road is classified as a “Local Road” and North Main Street is a “Principal” roadway. The 3.68 acre land use amendment site consists of a single family home and vacant land. The applicant proposes a future land use amendment from Low Density Residential (RLD) to Community/General Commercial (CGC) and a rezoning from Residential Low Density–60 (RLD-60) to Planned Unit Development (PUD) to allow for the expansion of boat and recreational vehicle (RV) storage and/or other commercial uses.

Across the street from the subject site and on the south side of Katherine Road is a play field for a public school, a fire station, service garage, animal clinic, single family dwellings and a mobile home. The land use categories for this area are CGC and LDR and the zoning is CCG-2, RLD-60, and Public Buildings and Facilities-1 (PBF-1). West of the application site is the boat and RV storage, single-family dwellings, mobile homes, mobile home park, and a night club located in CGC and LDR land use categories and CCG-2 and RLD-60 zoning districts. East of the site are single-family dwells and mobile homes in LDR land use category and RLD-60 zoning district. North of the land use amendment site are a shopping center, a Burger King fast food restaurant and vacant land in CGC and LDR land use categories and CCG-2 and RLD-60 zoning districts.

In 2013 application was made for a similar request for 1.47 acres to go from LDR to CGC with a conventional rezoning from RLD-60 to Community Commercial/General (CCG-2). The land area subject to the land use amendment application (2013-128-E) and the companion rezoning application (2013-129-E) was amended to remove portions of the site that front on Katherine Road. This application adds additional land, including property fronting on Katherine Road. The primary difference between the 2013 application and this application is the fact that in 2013 the rezoning request was for the most intense conventional zoning district of CCG-2 which provided for little protection and compatibility considerations to protect the residential character of Katherine Road. The current application addressed compatibility issues through the use of a PUD. Specifically, the companion PUD precludes access to Katherine Road and provides buffering along the eastern boundary of the site to separate the proposed uses from the established residences. Access to the site is provided through abutting CGC lands that are under common ownership as the subject site and that front along Main Street. The abutting CGC land is also included in the companion PUD.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the “Suburban Area” of the City. The proposed land use amendment to CGC for use as outside storage or other commercial uses precludes plans for residential development. Therefore there is no school capacity issues related to the proposed land use amendment. However, the Duval County School Board did review the proposed amendment but had no comment on the application.

Impacts and Mitigation:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the appropriate residential density by residential land use category, or the Development Impact Standards (non-residential categories), for the subject site. Development Impact Standards are detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*. These standards produce development potentials shown on the attached *Impact Assessment*.

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).

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. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey and possibly a Phase 1 archaeological survey if archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 1,410 net new daily trips on Main Street. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant Land / Single Family Dwelling	Open Storage
Land Use Category	LDR	CGC
Development Standards For Impact Assessment	5 single-family DU/AC	0.35 Floor Area Ratio (FAR)
Development Potential	18 single-family DU	56,105 sq. ft. commercial uses
Population Potential	47 people	0 people
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X- Low
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X – Discharge Area
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 1,410 net new daily trips on Main Street	
Water Provider	JEA	
Potential Water Impact	Possible decrease in demand of 1,983 gpd. LOS maintained.	
Sewer Provider	JEA	
Potential Sewer Impact	Possible decrease in demand of 1,487 gpd. LOS maintained.	
Potential Solid Waste Impact	Possible increase in demand of 42.968 tons per year. LOS maintained.	
Drainage Basin / Sub-Basin	Jullington Creek Basin and Sub-basin	
Recreation and Parks	Beauclerc Elementary Park	
Mass Transit	Served by JTA Community Shuttle NS31	
NATURAL FEATURES		
Elevations	25 feet	
Soils	14 – Boulogne fine sand (100%)	
Land Cover	1100 Residential Low Density	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on January 14, 2014, the required notices of public hearing signs were posted. Twenty-two (22) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Preview Workshop on January 16, 2015. There was one speaker in opposition to this application stating that the proposed land use amendment with its companion rezoning is trying to circumvent the denied request of 2013C-005. In addition, approval of this application will decrease adjacent residential property values.

The Department has also received several written notices of opposition.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is **consistent** with the following Policies of the 2030 Comprehensive Plan, Future Land Use Element (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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

- 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.

- 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 residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.

- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

The subject site is located in the North Jacksonville Planning District, in an area with access to urban services. The proposed amendment would result in non-residential development of property in a suburban area adjacent to a commercial uses area located along a major "Principal" roadway. Therefore, the proposed amendment is consistent with FLUE Policies 1.1.22.

The application site's proposed use is also a proposed expansion of a similar use in a CGC land use category. The proposed expansion of use provides consistency with FLUE Policy 3.2.7. The proposed land use amendment also encourages the infill of underutilized property within the suburban area of the City. The proposed amendment continues to promote and sustain the viability of the existing and emerging commercial/business area which will offer a full range of employment opportunities to support the surrounding residential areas. As such, the proposed land use amendment is also consistent with FLUE Objectives 3.2 and 6.3.

The development of the subject site as CGC is compatible with the character of the adjacent uses and as such the amendment is consistent with FLUE Objective 1.1. In addition the proposed development is located adjacent to a shopping center fronting along Main Street. The extension off CGC would square off the CGC land use category area. Although there are three LDR properties within the CGC block, the future trend for these areas will be CGC as well. The proposed buffering along Katherine road will force commercial traffic to egress from Main Street thereby precluding non-residential traffic into the adjacent neighborhood. Therefore the proposed amendment is also consistent with FLUE Policy 3.2.4.

The proposed amendment is consistent with the intent of the CGC future land use category by providing potential commercial retail and service establishments to serve the existing nearby residential areas in the immediate area while promoting compact and compatible development in the Suburban Development Area. Likewise, the proposed amendment provides opportunities for shopping, entertainment and employment in support of nearby uses thereby providing consistency with FLUE Goal 1 and Policy 3.4.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) permits housing densities of up to 7 dwelling units per acre when full urban services are available. 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.

The Community General Commercial (CGC) land use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

Vision Plan

The application site lies within the North Jacksonville Vision Plan Area. The plan does not identify specific recommendations for the subject site. However, the Plan does identify a summary of recommendations for future planning efforts in the vision plan area. Recommendations such as prevention of urban sprawl, protection of established neighborhoods, rehabilitation of blighted areas, and provide suitable sites for various institutional facilities are suggested in the vision plan. The vision plan also encourages the development of commercial areas along Main Street, a major road corridor.

Strategic Regional Policy Plan Consistency

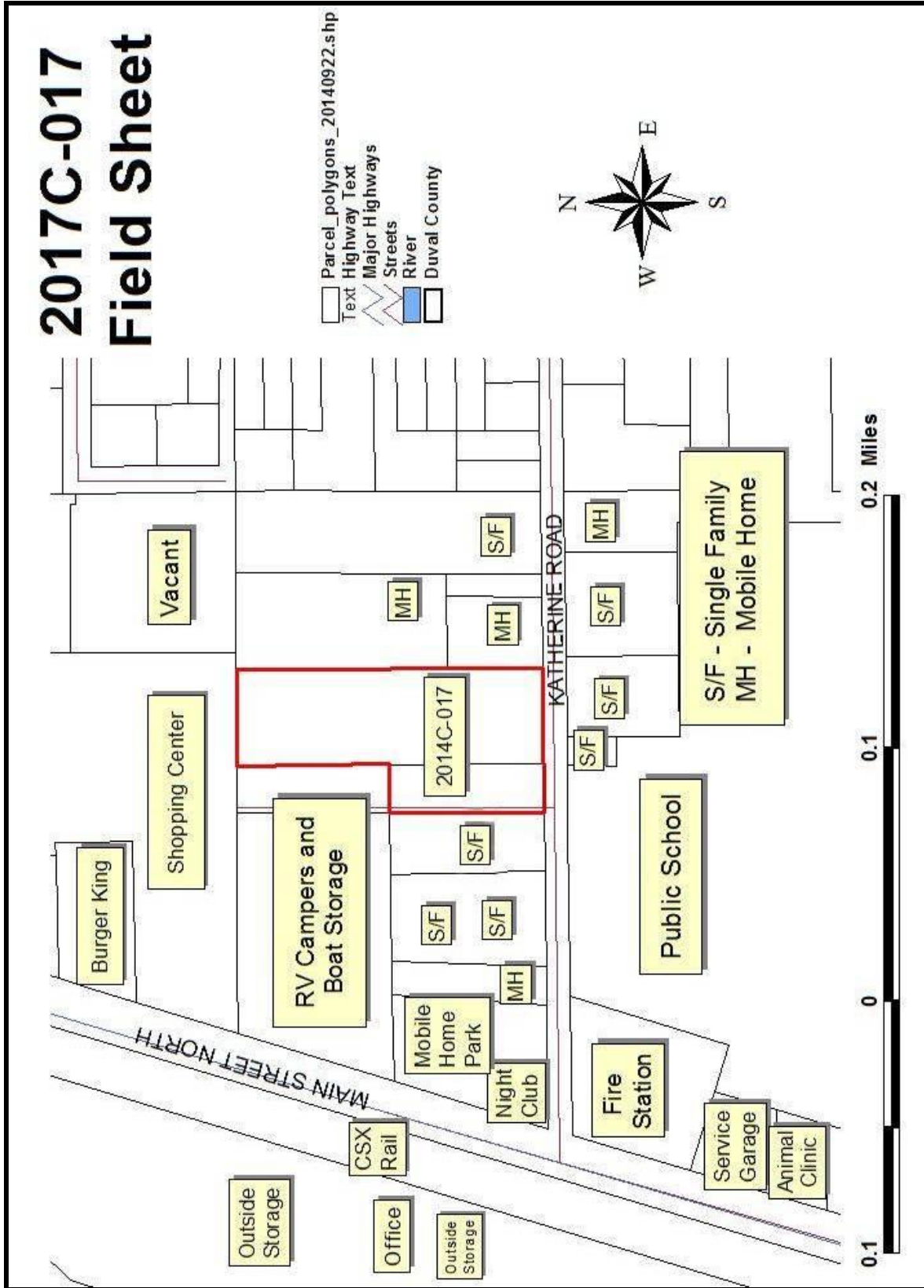
Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

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 creation of new business opportunities in the northeast Florida region.

RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its inconsistency with some policies of the 2030 Comprehensive Plan.

ATTACHMENT A



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
Application Number: 2014C-017
Date: 1/27/2015
Mobility Zone / Development Area: 3 / Suburban
Planning District: 6
Council District: 11

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
LDR/RLD-60 & CCG-2	3.68	210								
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
LDR/RLD-60 & CCG-2	3.68	210	18	DU	T = X T = 9.52 (X)	18 171	0.00% 0.00%	0.00% 0.00%	18	171
Total Section 2									18	171
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	3.68	820	56,105	1000 SF GLA	T = 3.71(X) / 1000 42.7 (X) / 1000	208 2,396	0.00% 0.00%	34.00% 34.00%	137	1,581
Total Section 3 - Section 2 - Section 1									137	1,581
*Net New Trips = Section 3 - Section 2 - Section 1									119	1,410

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

Produced by: Planning and Development Department
 Application Number: 2014C-017

LB
 Date: 1/27/2015
 Mobility Zone / Development Area: 3 / Suburban
 Planning District: 6
 Council District: 11

Table B
Net New Daily External Trip Distribution

a	b	= Total Net New External Trips (Table A)	c	(a*c)	(b*c)
119	1,410		Percent of Total Net New Daily Amendment Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
Link ID	Roadway Name	From / To			
102	MAIN ST/US 17 (SR 5)	NEW BERLIN RD TO PECAN PARK RD	100.00%	119	1410
373	NEW BERLIN RD	MAIN ST TO PULASKI RD	2.03%	2	29
590	AIRPORT CENTER DR W	MAX LEGGETT PARKWAY TO MAIN STREET	12.44%	15	175
591	AIRPORT CENTER DR E	MAIN STREET TO NEW BERLIN ROAD	6.16%	7	87
728	GILLESPIE AVE	AIRPORT CENTER DR TO NEW BERLIN RD	2.03%	2	29
729	GILLIESPIE AVE	AIRPORT CENTER DR TO DUVAL STATION RD	1.15%	1	16

BOLD Indicates Directly Accessed Segment(s)

Produced by: Planning and Development Department
 2014C-014 2014C-017

LB
 Date: 1/27/2015
 Mobility Zone / Development Area: 3 / Suburban
 Planning District: 6
 Council District: 11

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 Link LOS	Amended Trips PM PK-Hour External	Total Trips PM PK-Hour External	Percent Capacity Used with Amended Trips	PK-Hour LOS with Land Use Change
						a Daily	b PM PK-Hour	c PK-Hour Volumes	d 1-Year Growth %*	e Volumes w/ 5 yr Growth	f					
102	MAIN ST/US 17 (SR 5)	NEW BERLIN RD TO PECAN PARK RD	HIGHWAY	FDOT	2U	24,200	2,170	963	1.00%	1,012	C	119	1,131	52.14%	C	
373	NEW BERLIN RD	MAIN ST TO PULASKI RD	COLLECTOR	CITY	4U	30,420	2,736	907	1.00%	953	C	2	956	34.93%	C	
590	AIRPORT CENTER DR W	MAX LEGGETT PARKWAY TO MAIN STREET	ARTERIAL	CITY	4/D	35,820	3,222	1,435	1.00%	1,508	C	15	1,523	47.27%	C	
591	AIRPORT CENTER DRE	MAIN STREET TO NEW BERLIN ROAD	ARTERIAL	CITY	4/U	35,820	3,222	877	1.00%	922	C	7	929	26.84%	C	
728	GILLESPIE AVE	AIRPORT CENTER DR TO NEW BERLIN RD	COLLECTOR	CITY	2U	11,232	1,015	280	1.00%	294	C	2	297	23.23%	C	
729	GILLESPIE AVE	AIRPORT CENTER DR TO DUVAL STATION RD	COLLECTOR	CITY	2U	11,232	1,015	110	1.00%	116	C	1	117	11.53%	C	

* As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2013
 Date from City of Jacksonville Road Most recent Links Status Report dated 11/17/2013
BOLD Indicates Directly Accessed Segment (S)

Major Intersections List

SIS Interchanges/ SIS Intersections within Impact Area



ATTACHMENT C

APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	12/12/2014	Date Staff Report is Available to Public:	01-30-2015
Land Use Adoption Ordinance #:	2015-021	Planning Commission's LPA Public Hearing:	02-05-2015
Rezoning Ordinance #:	2015-022	1st City Council Public Hearing:	02-10-2015
JPDD Application #:	2014C-017	LUZ Committee's Public Hearing:	02-18-2015
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	02-24-2015

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

DAN BOSWELL
 DAN BOSWELL & ASSOCIATES, INC.
 4014 RANIE ROAD
 JACKSONVILLE, FL 32218
 Ph: (904) 476-7993
 Fax : (904) 766-0477
 Email: DANCBOSWELL@YAHOO.COM

Owner Information:

GRADY BRADDOCK, SR
 GATOR CITY STORAGE, LLC
 12953 N. MAIN ST.
 JACKSONVILLE, FL 32218
 Ph: (904) 545-5480
 Fax: (904) 714-1069

DEBORAH HOWELL
 117 KATHERINE ROAD
 JACKSONVILLE, FL 32217

DESCRIPTION OF PROPERTY

Acreage: 3.68
Real Estate #(s): Portion of 107597 0000
 and 107598 0000

General Location:
 109 AND 117 KATHERINE ROAD

Planning District: 6
Council District: 11
Development Area: SUBURBAN AREA
Between Streets/Major Features:
 ELIZABETH LN and OCEANWAY AVE

Address:
 109 KATHERINE RD
 117 KATHERINE RD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: RV, BOAT STORAGE & SINGLE FAMILY RESIDENCE

Current Land Use Category/Categories and Acreage:

LDR 3.68

Requested Land Use Category: CGC

Surrounding Land Use Categories: CGC and LDR

Justification for Land Use Amendment:

TO BRING ALL PROPERTY UNDER A PUD ZONING FOR STORAGE OF RVs, BOATS, TRAILERS (COMMERCIAL & PRIVATE)

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:

RLD-60 and CCG-2 8.18 acres

Requested Zoning District: PUD

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