

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



**OVERVIEW**

**ORDINANCE: 2015-168**

**APPLICATION: 2014C-013-01-08**

**APPLICANT: GREG KUPPERMAN**

**PROPERTY LOCATION: 3213, 3217, 3221, 3301, 3321, 3405 & 3421 Moncrief Rd, 1235 & 1239 W 23<sup>rd</sup> St, 1241, 1243, 1244 & 1251 W 24<sup>th</sup> St, & two additional unaddressed lots on W 24<sup>th</sup> St**

**Acreage: 2.58 Acres**

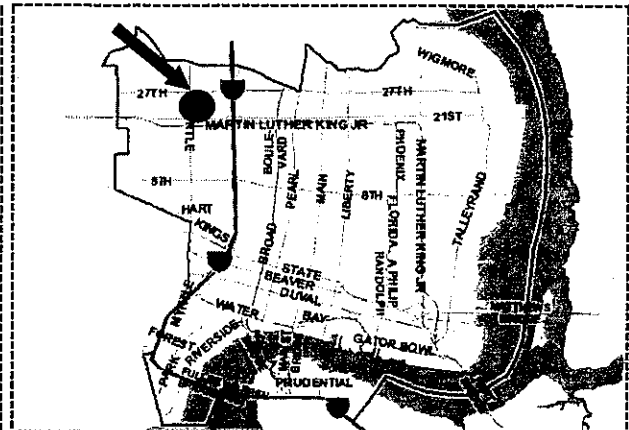
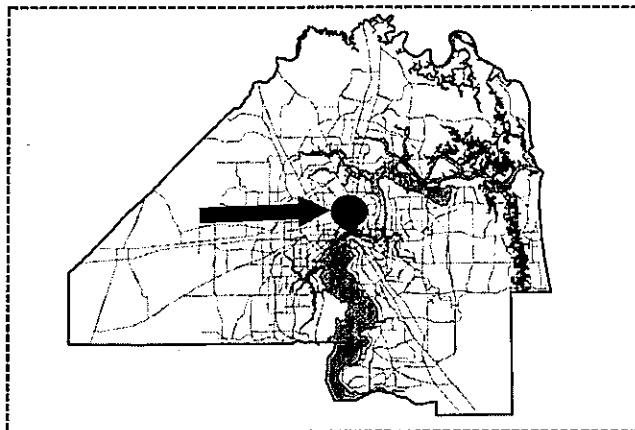
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>CGC &amp; LDR</b>	<b>NC</b>
<b>ZONING</b>	<b>RLD-60, CCG-1 &amp; CCG-2</b>	<b>PUD</b>

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 (Increase) in Potential Floor Area
LDR & CGC	NC	6 Single Family DU (5 DU/Ac)	N/A	19,515 Sq Ft Commercial Uses (0.35 FAR)	50,574 Sq Ft Neighborhood Commercial Uses	Decrease of 6 Single Family DUs (Decrease of 5 DU/Ac)	Increase of 31,059 Sq Ft Neighborhood Commercial Uses

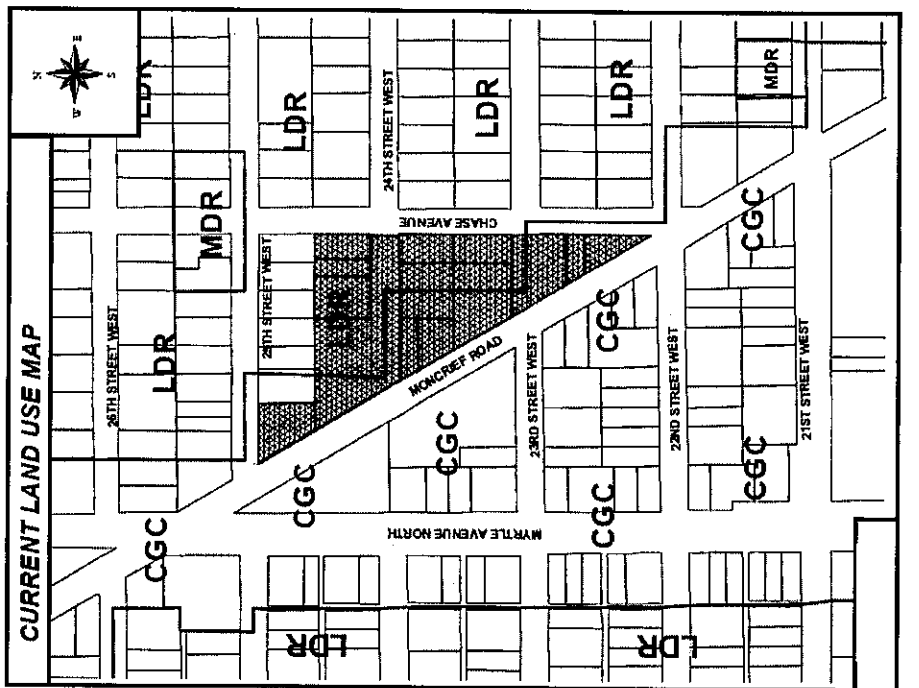
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:**



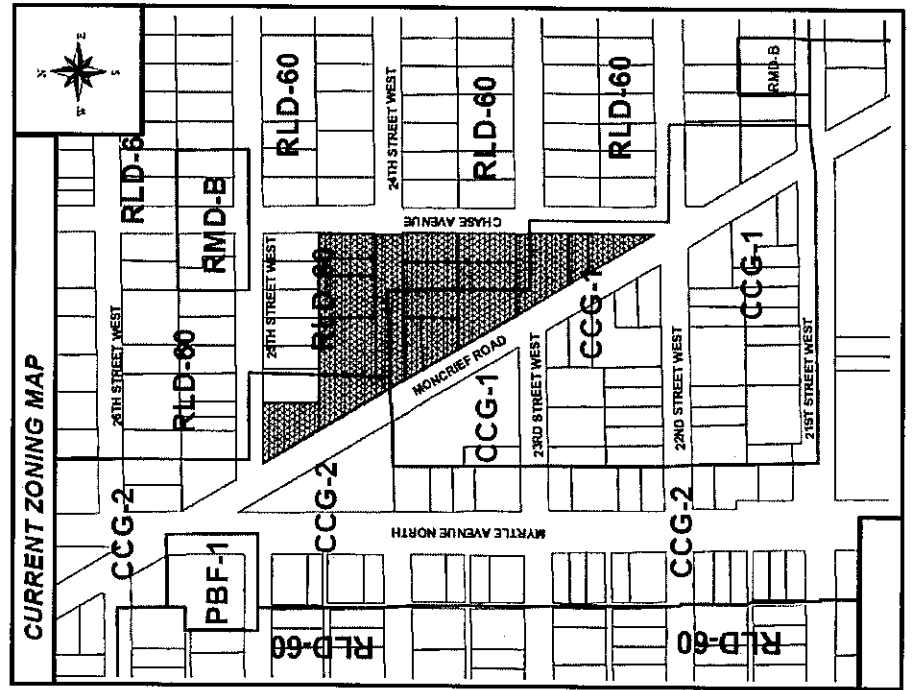
# DUAL MAP PAGE

## SMALL SCALE LAND USE APPLICATION 2014C-013



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

**Requested FLUM Land Use Category:** Neighborhood Commercial (NC)



**Current Zoning District(s):** Residential Low Density-60 (RLD-60), Commercial Community/General-1 (CCG-1) and Commercial Community/General-2 (CCG-2)

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

## **ANALYSIS**

### **Background:**

The 2.58 acre subject property is located in the Urban Core Planning District on the east side of Moncrief Road, just south of the intersection of Moncrief Road and Myrtle Avenue North. The site is currently developed with a mix of residential and commercial uses and there are a few vacant parcels. The applicant proposes a future land use amendment from Low Density Residential (LDR) and Community/General Commercial (CGC) to Neighborhood Commercial (NC) and a rezoning from Commercial Community/General-1 (CCG-1), Commercial Community/General-2 (CCG-2) and Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The proposed land use amendment and rezoning are to allow for development of a mixed use project containing neighborhood retail sales and service establishments, offices, banks, dance/gymnastic studios, restaurants and similar uses. The companion PUD references multi-family dwellings as permitted uses when vertically integrated with a permitted use on the ground floor. However, the written description also provides a conflicting statement that the number of residential units is not applicable to this PUD and the applicant stated at the Citizen Information Meeting that there would not be residential development on this site. The project is called Northpoint Phase II and is being developed by the Northwest Jacksonville Community Development Corporation (NWJCDC). The applicant is also in the process of requesting right-of-way closures for those portions of 24<sup>th</sup> Street West and 23<sup>rd</sup> Street West that run through the subject property.

The site is located in an area containing a mix of vacant land, and residential, commercial and institutional uses. Specifically, the subject property abuts four single-family homes and two vacant residential properties to the north. All other uses are separated from the subject property by public right-of-way. These uses include single-family to the east and north, commercial retail to the west and south and a church to the west.

Several City sponsored initiatives have been directed to the neighborhood encompassing the subject property. The primary goal of these plans are to promote infill and redevelopment and public realm improvements that will revitalize and promote long term economic sustainability in this urban neighborhood. These plans include the 29<sup>th</sup> and Chase Neighborhood Action Plan, the Myrtle and Moncrief Town Center Vision Plan, the Enterprise and Empowerment Zone designations and the Brownfields Designation.

The area surrounding the site has experienced infill and redevelopment activity in the past ten years. Northpoint Phase I, completed in 2011 and located directly across Moncrief Road from the subject site, is also a NWJCDC Project. Northpoint Phase I is a fully occupied neighborhood commercial shopping center that contains a pediatric dentist office, the NWJCDC offices, a café, and commercial retail storefronts. In 2003 a new/redeveloped commercial shopping center was completed just south of the subject project on Moncrief Road north of the 20<sup>th</sup> Street Expressway. This project is also a commercial retail shopping center and appears to be fully occupied.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the Urban Priority Development Area (UPA). The UPA is the first tier

Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled.

### **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).

### **Transportation**

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in a potential increase of 544 net new daily trips. 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

<b>DEVELOPMENT ANALYSIS</b>		
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Commercial, Institutional and Residential	Mixed Use Development
Land Use/Zoning	CGC & LDR / CCG-1, CCG-2 & RLD-60	NC / PUD
Development Standards For Impact Assessment	CGC 0.35 FAR / LDR 5 DU per Acre	0.45
Development Potential	19,515 Sq Ft Commercial Uses / 6 SF Dwelling Units	50,574 Sq Ft Neighborhood Commercial Uses
Population Potential	16 People	N/A
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b>YES</b>	<b>NO</b>
Aquatic Preserve		X
Airport Environ Zone	X – 500' 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		X
Well Head Protection Zone		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	Potential Increase of 544 Net New Trips	
Water Provider	JEA	
Potential Water Impact	Potential Decrease of 43.05 Gallons Per Day	
Sewer Provider	JEA	
Potential Sewer Impact	Potential Decrease of 32.288 Gallons Per Day	
Potential Solid Waste Impact	Potential Decrease of 46.824 Tons Per Year	
Drainage Basin / Sub-Basin	Moncrief Creek	
Recreation and Parks	Simonds-Johnson Park	
Mass Transit	JTA Bus Route 3 (Frequent Route)	
<b>NATURAL FEATURES</b>		
Elevations	25 feet	
Soils	31-Kureb fine sand, roiling, 8 to 20 percent slopes, 73-Urban land-Mascotte-Sapelo complex. 0 to 2 percent slopes, and 74-Pelham-Urban land complex, 0 to 2 percent slopes	
Land Cover	Retail Sales and Services and Residential High Density	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

## PROCEDURAL COMPLIANCE

### Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on March 10, 2015, the required notice of public hearing signs were not posted. The applicant was notified of the deficiency and subsequently provided photographic evidence of the sign postings and a fully executed sign posting affidavit. One hundred thirty-five (135) notices were mailed out to adjoining property owners, the District Council Person, and the Urban Core CPAC informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Citizen Information Meeting on March 23, 2015. Two citizens attended the meeting with the goal of gaining a better understanding of the project and future plans for the area. None of the attendees expressed opposition to the proposed land use amendment.

## CONSISTENCY EVALUATION

### 2030 Comprehensive Plan Consistency

The proposed amendment is **consistent** with the following Objectives and 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 1.1.2      As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

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.
  
- 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 3.2.2      The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
  
- Policy 3.2.6      The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.
  
- Policy 4.1.8B      The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.
  
- 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 Urban Core Planning District and the Urban Priority Development Area and has access to full urban services, including mass transit. The area surrounding the subject site is well established and laid out in a TND style development pattern that provides for a mix of uses, a network of well-connected streets and blocks, a pedestrian friendly scale, and a range of housing types and non-residential uses. Additionally, the amendment to NC promotes development of a neighborhood scale and intensity non-residential infill development to further build on recent revitalization successes in the immediate area. Therefore, the proposed amendment is consistent with FLUE Objectives 1.1, 3.2 and 6.3, and Policies 1.1.2, 1.1.22, 1.1.24, 3.2.2 and 3.2.6.

The subject property is located in an area that has been the focus of several City sponsored infill, economic and redevelopment initiatives such as the town center program and the neighborhood action plan program. The proposed amendment has been reviewed against

these plans and has been found to promote the goals and objectives of these plans and as such the amendment is in compliance with FLUE Policy 4.1.8B.

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.

The Neighborhood Commercial (NC) land use designation is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. Preferred development patterns include those described in FLUE Policy 3.2.6. NC uses should be located within walking distance of residential neighborhoods in order to reduce the number of vehicle miles traveled. All use should be designed in a manner that emphasizes the use of transit, bicycle and pedestrian mobility.

## **Vision Plan**

The application site lies within the Urban Core Vision Plan Area. Vision Plan Sub-principle 2.3 calls for incentivizing mixed-use infill development which fosters economic sustainability. The map associated with Sub-principle 2.3 prioritizes the area encompassing the site for such infill and redevelopment. The proposed amendment to NC provides for neighborhood scale daily service needs while building on the success of the adjacent redevelopment project recently completed on property located on the west side of Moncrief Road and known as the Northpoint Phase I project. Therefore, the proposed land use amendment is consistent with the objectives of the Urban Core Vision Plan.

## **Neighborhood Action Plan/Town Center**

The application site lies within the boundaries of the 29<sup>th</sup> and Chase Neighborhood Action Plan and the Town Center Vision Plan for Myrtle and Moncrief. The amendment from CGC and LDR to NC is consistent with both plans as it allows for a better selection of neighborhood scale commercial businesses, services and jobs along with new construction.

## **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.



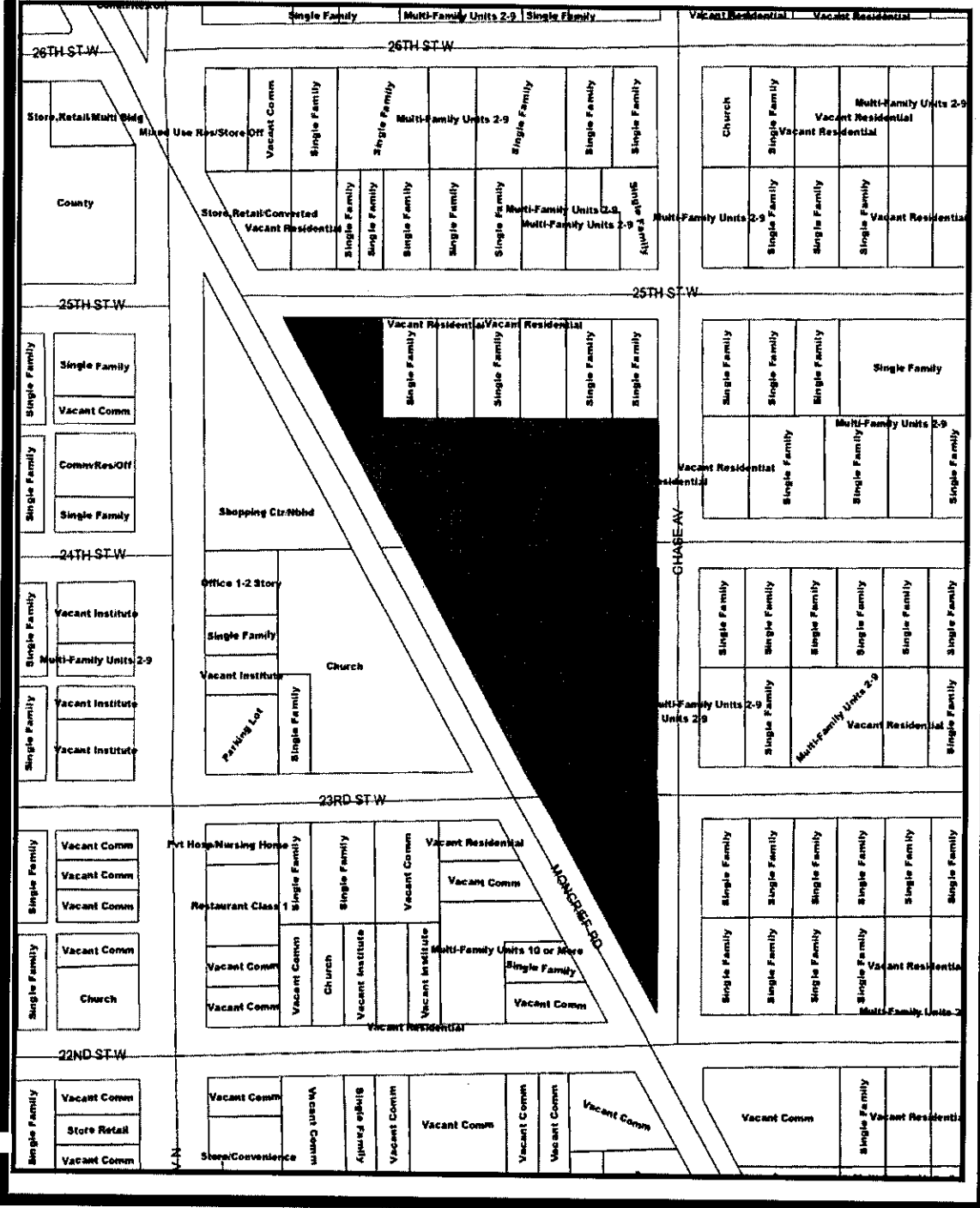
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of new business opportunities in the northeast Florida region.

## **RECOMMENDATION**

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

# ATTACHMENT A

## 2014C-013 - Existing Land Utilization



# ATTACHMENT B

## Traffic Analysis:

Produced by: Planning and Development Department  
 Application Number: 2014C-013

LB  
 Date: 3/12/2015  
 Mobility Zone / Development Area: 9 / Urban Priority  
 Planning District: 2  
 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
2014C-013 LDR / RLD-60	1.3	210								
CGC / CCG-1 & CCG-2	1.28	820								
<b>Total Section 1</b>									<b>0</b>	<b>0</b>
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-013 LDR / RLD-60	1.3	210	6	DUs	T = X T = 9.52(X)	6 57	0.00% 0.00%	0.00% 0.00%	6	57
CGC / CCG-1 & CCG-2	1.28	820	19,515	1000 SF GFA	T = 3.71(X) / 1000 42.7 (X) / 1000	72 833	0.00% 0.00%	34.00% 34.00%	48	550
<b>Total Section 2</b>									<b>54</b>	<b>607</b>
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-013 NC / PUD	2.58	826	50,574	1000 SF GLA	T = 2.71(X) / 1000 T = 44.32 (X) / 1000	137 2,241	0.00% 0.00%	48.62% 48.62%	70	1,151
<b>Total Section 3</b>									<b>70</b>	<b>1,151</b>
<b>*Net New Trips = Section 3 - Section 2 - Section 1</b>									<b>17</b>	<b>544</b>

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

Table B

Net New Daily External Trip Distribution

a 17	b 644	* Total Net New External Trips (Table A)	c	(a*c)	(b*c)
Link ID	Roadway Name	From / To	Percent of Total Net New Daily Amendment	Net New Peak Hour External Amendment	Net New Daily External Amendment
28	I-95	M.L. KING, JR PKWY (SR 15/US 17) TO GOLFAIR BLVD (SR 122)	0.00%	0	0
144	MLK PKWY/20TH ST EXPY/SR 15 (SR115)	BOULEVARD ST TO I-95	26.50%	4	144
145	MLK PKWY/20TH ST EXPY (SR 15)	I-95 TO N. MYRTLE AVE	40.10%	7	218
461	GOLFAIR BLVD	MONCRIEF RD TO I-95	0.30%	0	2
464	MONCRIEF RD	MYRTLE AVE TO GOLFAIR BLVD	8.10%	1	44
473	MYRTLE AVE	KINGS RD TO GOLFAIR BLVD	26.70%	5	145
634	I-95 (SR 15)	8TH ST (SR 114) TO 20TH ST (SR 15)	13.60%	2	74
669	MLK PKWY/20TH ST EXPY (SR 15)	N MYRTLE ST TO FAIRFAX ST	1.40%	0	8
730	MONCRIEF RD	MYRTLE AVE TO M.L.K. JR PKWY	80.30%	14	437

BOLD Indicates Directly Accessed Segment(s)

Table C

Roadway Link Analysis


Link ID Number	Road Name	Tennis	Roadway Classification	State or City Road	Numbers of Lanes	Adopted Service Volume			Background Traffic		Existing PM Hour Link LOS	Amended PM Hour External	Total Trips PM Hour External	Percent Capacity Used with Amended Trips	PM Hour LOS with Land Use Change
						Daily	PM PM Hour	PM Hour Volumes	1 Year Growth %	5 yr Growth %					
28	I-95	M.L. KING, JR PKWY (SR 15/US 17) TO GOLFAIR BLVD (SR 122)	FREEWAY	FDOT	8D	136600	11850	3775	1.00%	10.274	C	1	10,275	85.64%	C
144	MLK PKWY/20TH ST EXPY/SR 15 (SR115)	BOULEVARD ST TO I-95	FREEWAY	FDOT	4D	27900	6700	4275	1.00%	4.493	C	5	4,498	87.13%	C
145	MLK PKWY/20TH ST EXPY (SR 15)	I-95 TO N. MYRTLE AVE	FREEWAY	FDOT	6D	55900	5390	2430	1.00%	2.554	C	2	2,556	47.43%	C
461	GOLFAIR BLVD	MONCRIEF RD TO I-95	ARTERIAL	CITY	4L	30420	2736	1258	1.00%	1.220	C	0	1,220	48.26%	C
464	MONCRIEF RD	MYRTLE AVE TO GOLFAIR BLVD	COLLECTOR	CITY	2U	14040	1289	646	1.00%	679	C	2	681	53.68%	C
473	MYRTLE AVE	KINGS RD TO GOLFAIR BLVD	COLLECTOR	CITY	2U	14040	1289	626	1.00%	448	C	14	463	36.35%	C
634	I-95 (SR 15)	8TH ST (SR 114) TO 20TH ST (SR 15)	FREEWAY	FDOT	6D	136600	11,850	6,580	1.00%	9,417	C	7	9,424	79.48%	C
669	MLK PKWY/20TH ST EXPY (SR 15)	N MYRTLE ST TO FAIRFAX ST	ARTERIAL	FDOT	4D	39800	3,580	1,859	1.00%	1,996	C	0	1,996	55.75%	C
730	MONCRIEF RD	MYRTLE AVE TO M.L.K. JR PKWY	COLLECTOR	CITY	2U	11232	1,015	511	1.00%	637	C	1	638	53.85%	C

\* As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2013  
 Data from City of Jacksonville Roadway Link Status Report dated 12/21/14  
 BOLD Indicates Directly Accessed Segment(s)

Major Intersections List

SS Interchanges/ SMB Intersections within Impact Area
MLK PKWY/20TH ST & 146

# ATTACHMENT C

	<b>APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>		
<b>Date Submitted:</b> 10/7/14 <b>Land Use Adoption Ordinance #:</b> 2015-168 <b>Rezoning Ordinance #:</b> 2015-169 <b>JPDD Application #:</b> 2014C-013 <b>Assigned Planner:</b> Kristen Reed	<b>Date Staff Report is Available to Public:</b> 03/25/2015 <b>Planning Commission's LPA Public Hearing:</b> 04/09/2015 <b>1st City Council Public Hearing:</b> 04/14/2015 <b>LUZ Committee's Public Hearing:</b> 04/21/2015 <b>2nd City Council Public Hearing:</b> 04/28/2015		
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> GREG KUPPERMAN GREEN & KUPPERMAN, INC. 200 FIRST STREET, SUITE B NEPTUNE BEACH, FL 32266 Ph: 904-241-6611 Fax: 904-241-2950 Email: GKUPPERMAN@200FIRSTSTREET.COM		<b>Owner Information:</b> SEE ATTACHED FOR LIST OF OWNERS	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
<b>Acreage:</b> 2.58 <b>Real Estate #(s):</b> 088819 0000, 088820 0000, 088821 0000, 088822 0000, 088823 0000, 088824 0000, 088825 0000, 088826 0000, 088827 0000, 088828 0000, 088829 0000, 088830 0000, 088831 0000, 088863 0000, 088864 0000, 088865 0000		<b>General Location:</b> EAST SIDE ON MONCRIEF ROAD AND WEST SIDE OF CHASE AVENUE	
<b>Planning District:</b> 1 <b>Council District:</b> 8 <b>Development Area:</b> URBAN PRIORITY AREA <b>Between Streets/Major Features:</b> MYRTLE AVE N and CHASE AVENUE		<b>Address:</b> 3213 MONCRIEF RD, 3217, 3221, 3301, 3321, 3405 & 3421 MONCRIEF RD; 1235 & 1239 23RD ST W; 1241, 1243, 1244 & 1251 24TH ST W; 1239 & 1235 23RD ST W; TWO LOTS ON 24TH ST (B/T 1244 24TH ST W & MONCRIEF RD & ON THE NW CORNER OF 24TH ST W & MONCRIEF RD; 0 CHASE AVE (ON THE NE CORNER OF CHASE AVE AND 24TH ST W)	
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
<b>Current Utilization of Property:</b> COMMERCIAL, INSTITUTIONAL AND RESIDENTIAL <b>Current Land Use Category/Categories and Acreage:</b> CGC: 1.28 and LDR: 1.30			
<b>Requested Land Use Category:</b> NC <b>Justification for Land Use Amendment:</b> TO ALLOW FOR A CREATIVE APPROACH TO THE DEVELOPMENT; PROVIDE A MORE DESIRABLE DEVELOPMENT ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT CONVENTIONAL APPLICATION OF THE REQUIREMENTS OF THE ZONING CODE; PROVIDE AN ENVIRONMENT THAT WILL IMPROVE THE CHARACTERISTICS OF THE SURROUNDING AREA; AND ENHANCE THE APPEARANCE OF THE AREA THROUGH DEVELOPMENT CRITERIA.		<b>Surrounding Land Use Categories:</b> CGC AND LDR	
<b><u>UTILITIES</u></b>			
<b>Potable Water:</b> JEA		<b>Sanitary Sewer:</b> JEA	
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
<b>Current Zoning District(s) and Acreage:</b> CCG-1: 0.92, CCG-2: 0.36, AND RLD-60: 1.30			
<b>Requested Zoning District:</b> PUD			
Additional information is available at 904-255-7888 or on the web at <a href="http://maps.coj.net/luzap/">http://maps.coj.net/luzap/</a>			

**Owner Information:**

PAUL TUTWILER  
NORTHWEST JACKSONVILLE COMMUNITY DEVELOPMENT  
CORPORATION  
3416 MONCRIEF ROAD, SUITE 200  
JACKSONVILLE, FL 32209

JONES CLARENCE  
FAUST TEMPLE CHURCH OF GOD IN CHRIST, INC  
3328 MONCRIEF ROAD  
JACKSONVILLE, FL 32209

JACQUELINE JOHNSON  
1239 W 23<sup>RD</sup> STREET  
JACKSONVILLE, FL 32209

SOLOMON MYERS  
3838 GLAYS STREET  
JACKSONVILLE, FL 32209

ANDRE WAYNE MCBRIDE  
5011 SPRING GROVE AVENUE  
JACKSONVILLE, FL 32209

CHARLES KENNEBREW  
3210 RIBAUT SCENIC DRIVE  
JACKSONVILLE, FL 32208

JAMES WRIGHT  
4662 HARBOR VIEW DRIVE  
JACKSONVILLE, FL 32208