

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-0183 TO
PLANNED UNIT DEVELOPMENT

APRIL 9, 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 **2015-0183** to Planned Unit Development.

Location: 1896 and 2000 Corporate Square Boulevard; on the west side of Corporate Square Boulevard between Corporate Square Court and Atlantic Boulevard

Real Estate Number(s): 145178-0290, 145178-0200; 145178-0320

Current Zoning District: Industrial Business Park (IBP)
Planned Unit Development (PUD 2014-0311-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP); Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

City Council District: The Honorable William Bishop, District 2

Planning Commissioner: Anthony Robbins

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner(s): Store Capital Funding V, LLC/Store Capital Acquisitions, LLC
Michael Bennett
8501 E. Princess Drive, Suite 190
Scottsdale, Arizona 85255

Lakeview Property Holdings, LLC
Roy Serpa
1900 Corporate Square Boulevard
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0183** seeks to rezone approximately 11.5± acres of land from Planned Unit Development (PUD) and Industrial Business Park (IBP) to PUD to permit the expansion of an existing substance abuse and addiction treatment facility. The existing Lakeview Healthcare facility was authorized by PUD Ordinance 2007-1053-E, which permitted a drug and alcohol residential treatment facility on 5.29 acres at 1900 Corporate Square Boulevard. PUD Ordinance 2014-311-E allowed for an expansion to the adjacent 1.65 acre parcel at 1896 Corporate Square Boulevard with a new site plan.

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 Business Park (BP) and Residential Professional Institutional (RPI) functional land use categories 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 Business Park (BP) land use category is primarily 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 residential treatment facility is classified as an institutional use and is a permitted use. 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.

Principal Uses: Offices; Business and professional offices; Banks; Financial institutions; Research and development activities; Radio and TV studios; Commercial retail sales and service establishments; Major institutions; Light manufacturing; fabrication and assembly; Light industrial; Warehousing; Multi-family dwellings; Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed use development.

Secondary Uses: Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Communication facilities; Utility plants and facilities; Off-street parking lots; Vocational trade, technical or industrial schools; and similar public facilities.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2030 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

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?

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): Business Park (BP) and 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:

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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE 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.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

(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. The project is operating under CRC #83505.0 / Mobility #86630.0 / and City Development Number 3708.018 reserved for a 12,000 square feet addition. If future expansion exceeds that, new Mobility and CCAS/CRC applications would be submitted.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for an institutional development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The written description is requesting relief from the terminal island requirement in front of the main building adjacent to the ADA parking spaces. The terminal islands and required trees would block the entry to the building. The remaining areas will meet Part 12, Landscaping Regulations.

Focal points and vistas: The proposed buildings are oriented for views to the existing lake.

The use and variety of building groupings: Buildings are grouped for ease of accessibility between functions.

The use and variety of building sizes and architectural styles: The proposed campus uses individual buildings one and two stories in height with deep eaves and overhangs for pedestrians and low hip roofs. The architectural style and features of the development create a residential feel.

(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 by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. The treatment center at this location complements the existing business offices and commercial uses in the immediate area.

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	CGC	CCG-2	Undeveloped
South	BP	IBP	Business office
East	RPI	CRO	Medical / business offices
West	MDR	RMD-D	Multi-family apartments / existing lake

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed architectural design will blend in with the existing buildings in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan proposes to add a median break in the existing landscaped median on Corporate Square Boulevard. There is an existing break approximately 80 feet to the south which is aligned with the existing entrance to the facility and an entrance across the street. The Development Services Division is recommending no change to the existing median break.

(6) Intensity of Development

The proposed development is consistent with the BP and RPI functional land use categories as an institutional development. The PUD is appropriate at this location because it will support the existing offices, commercial and service establishments in the area.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with recreational facilities for the patients.

(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. However, any

development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(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. However, the parking reduction from 187 spaces to 130 spaces previously approved for the existing treatment facility (1896 and 1900 Corporate Square Boulevard) shall be preserved as part of this PUD.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

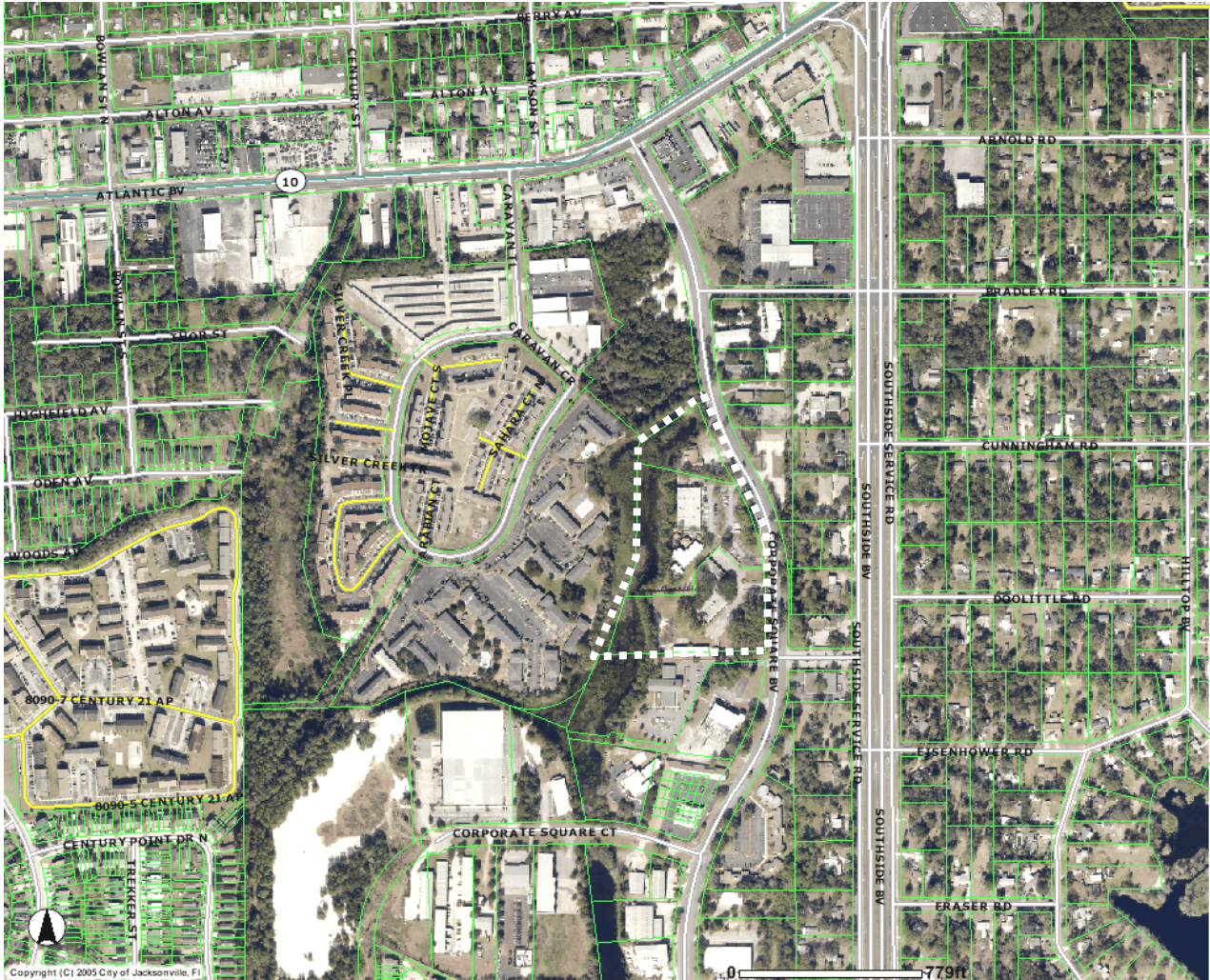
Upon visual inspection of the subject property on March 24, 2015, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning to Planned Unit Development Ordinance **2015-0183** be **APPROVED** with the following exhibits:

1. **The original legal description dated February 3, 2015.**
2. **The original written description dated January 26, 2015.**
3. **The revised site plan dated March 19, 2015.**
4. **The Development Services Division Memorandum dated March 24, 2015 or as otherwise approved by the Planning and Development Department.**



View of subject property with existing use and planned building expansion



View of existing facility facing west



View of existing facility facing west



View of new property and existing facility facing southwest



View of new property on the right facing southwest



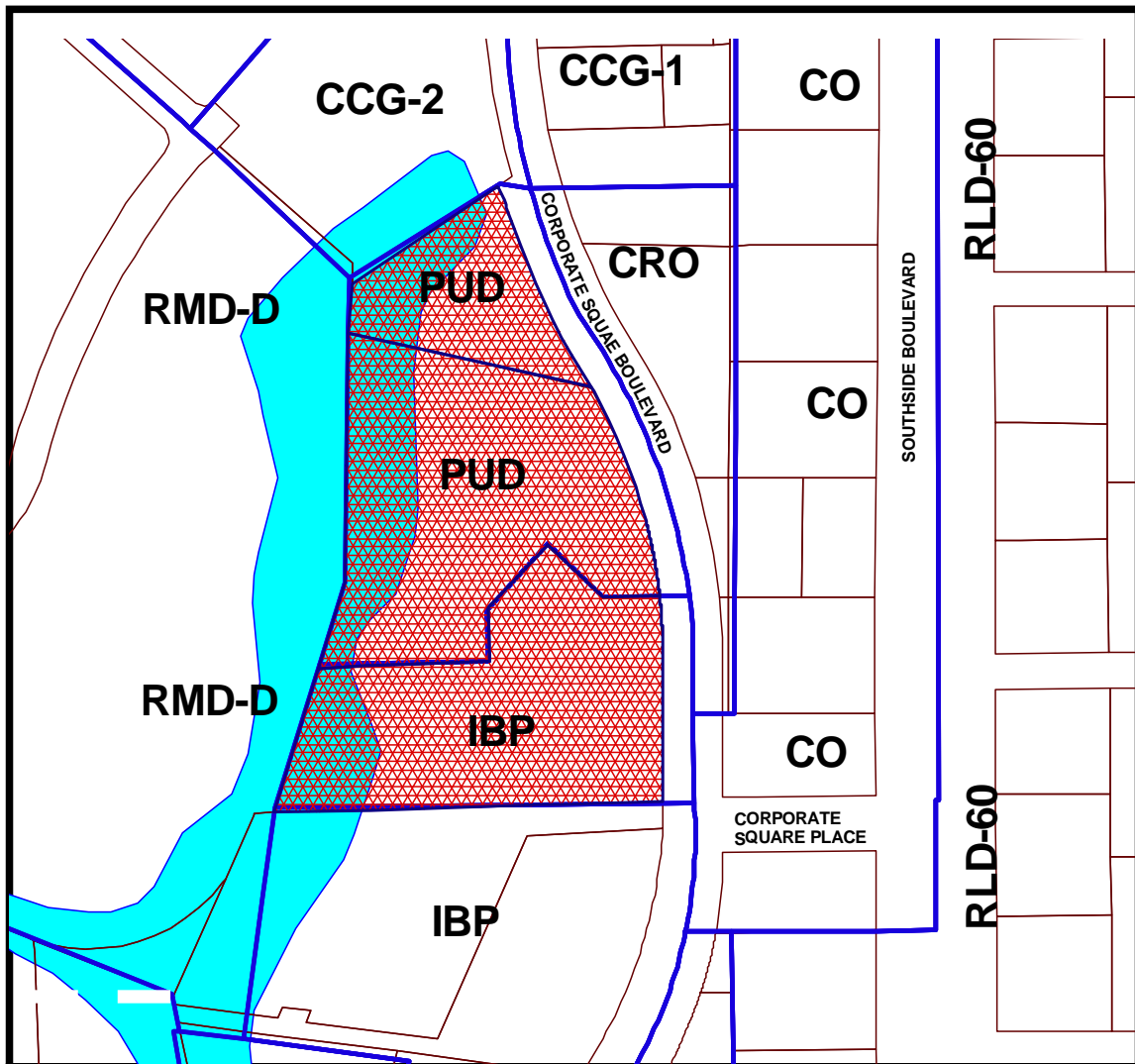
View of existing facility facing northwest



View of existing facility facing northwest



View of median break which aligns with business across street from subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: IBP & PUD</p> <p>TO: PUD</p>		<p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE -2015-0183</p>		<p>FILE COPY</p>