

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-211 TO

PLANNED UNIT DEVELOPMENT

APRIL 23, 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 **2015-211** to Planned Unit Development.

Location: 1215 LaSalle Street
Between Belmonte Avenue and Flagler Avenue

Real Estate Number(s): 080579 0000

Current Zoning District: Residential Medium Density-D (RMD-D)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

City Council District: The Honorable Lori Boyer, District 5

Applicant/Agent: Greg Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, FL 32266

Owners: Mary Saltmarsh
Evans Enterprises, LLC
2370 Merri Anne Drive
Jacksonville, FL 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2015-211** seeks to rezone approximately 0.13 acres of land from RMD-D to PUD. The rezoning to PUD is being sought to add the existing residential property to the Academie de Montessori School campus (governed by the limitations set forth in PUD 2000-631-E) located at 1216 LaSalle Street. The existing Academie de Montessori is located on a parcel of land containing approximately .37+/- acres and is located at the southeast corner of LaSalle Street and Belmont Avenue. The parent parcel was previously used as a church and ancillary uses. The school will

not increase the number of students beyond the maximum 100 students. Hours of operation will continue to be consistent with conventional school hours of operation. The age of students ranges from two to three years of age, and through 12 years of age. The school will offer nursery school through the sixth grade. The school annex building will not provide for any increase in number of students, staff, and hours of operation, school grades, or student age. The limitations that apply to the PUD 2000-631-E shall apply to this PUD. The site is within the San Marco Overlay Zone.

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 Medium Density Residential (MDR) 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 MDR functional land use category is intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Principal uses include multi and single-family dwellings and commercial retail sales and service establishments when incorporated into mixed use developments. Secondary uses such as nursing homes, emergency shelters, foster care, and rooming houses. The applicant proposes to expand the campus of a previously approved small private Montessori style school of no more than 100 students, by adding a residential property directly across from the parent structure. It is the opinion of the Planning and Development Department that the proposed rezoning to PUD is consistent with the 2030 Comprehensive Plan.

(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 2030 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 category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). 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:

F.L.U.E. Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

F.L.U.E. Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

F.L.U.E. 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.

F.L.U.E. 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.

(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 intends to utilize lands for a private, institutional educational development. The property may return to single-family use at any time.

(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 property is currently developed with a single-family residence and as it exists landscaping. There is currently no fence on the property; however, the applicant proposes an 8 feet tall wood or vinyl fence along the west and north property lines, and four foot fence including gates along the south and east property lines. The applicant will **not** be required to meet the strict regulations of Part 6 of the Zoning Code.

Traffic and pedestrian circulation patterns: The site plan shows access to the “pavers” rear parking area from the alley along the eastern portion of the property. Vehicular access is only for loading/ unloading of supplies and not students. All student drop off and pick up shall occur on the parent parcel and the alley located behind 1216 LaSalle Street. This is consistent with the provisions in the approved PUD 2000-631-E.

The use and variety of building setback lines, separations, and buffering: The San Marco Overlay Zone includes specific setbacks, building height and lot coverage for commercial and residential development. The site is within the San Marco Overlay Zone and the PUD proposes setbacks consistent with the existing setback of the single-family home. No major alterations or expansions to the structure are contemplated at this time.

The separation and buffering of vehicular use areas and sections of vehicular use areas: Vehicular access to the property is via the alley depicted on the site plan. Parking may be permitted in the rear of the existing structure or inside the existing garage.

(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 dense residential, office, and institutional uses co-exist along LaSalle Street, a local road that is striped with a double yellow line. A small private school at this location complements the surrounding residential, office, and institutional 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	MDR	RMD-D	Single-family
South	MDR	PUD (2000-631-E)	Academie de Montessori School
East	MDR	RMD-D	alley, Multi-family apartments
West	MDR	RMD-D	Multi-family apartments

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 PUD written description describes a pedestrian crosswalk between each of the facilities. Review and approval of such a facility shall be by the Planning and Development Department.

(6) Intensity of Development

The PUD is appropriate at this location because it will support the existing school located just to the south at 1216 LaSalle Street.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has access to LaSalle Street and to the alley connecting LaSalle to Cedar Street.

Signage:

The applicant proposes one street frontage sign not exceeding twenty-four square feet in size and architecturally compatible with the existing school signage at 1216 LaSalle Street. Staff recommends that height shall be limited to 4 feet and area limited to 15 square feet, due to the residential character of the area.

(7) Usable open spaces plazas, recreation areas.

The PUD site plan shows open space provided as a play garden and green lawns. The play garden will consist of approximately 600 square feet of 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.

Parking will be accommodated from the parent school parcel at 1216 LaSalle Street across the street. There is no increase in staff or students and therefore, no additional parking is needed.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 14, 2015, the required Notice of Public Hearing sign was posted.



Source: Staff, Planning and Development Department
Date: April 14, 2015

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-211** be **APPROVED with the following exhibits**:

1. The original legal description dated February 3, 2015.
2. The original written description dated February 19, 2015.
3. The original site plan dated December 1, 2014.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-211** be **APPROVED subject to the following conditions, which may only be changed through a rezoning**:

1. Signage shall be no taller than 4 feet in height and 15 square feet in area. Wall signage may be permitted less than 5% of the occupancy frontage of the building.
2. Installation of a painted or raised crosswalk between the two facilities shall be subject to the review and approval of the Traffic Engineer, Department of Public Works.
3. There shall be no student drop off or pick up in the alley between LaSalle and Cedar Streets.



View from LaSalle Street.

Source: Staff, Planning and Development Department
Date: April 14, 2015



Paver area and rear yard garage.

Source: Staff, Planning and Development Department
Date: April 14, 2015



Academie de Montessori at 1216 LaSalle Street.

*Source: Staff, Planning and Development Department
Date: April 14, 2015*



Multi-family apartments west of the property.

*Source: Staff, Planning and Development Department
Date: April 14, 2015*



Adjacent rear yard of the mutli-family property to the east.

Source: Staff, Planning and Development Department
Date: April 14, 2015



Adjacent multi-family apartments to the east.

Source: Staff, Planning and Development Department
Date: April 14, 2015



Northern property line (behind garage) abuts a single-family residence.

Source: Staff, Planning and Development Department
Date: April 14, 2015

