



April 29, 2015

TO: Bruce Lewis, City Planner Supervisor

FROM: Lisa S. Ransom, City Planner III

**SUBJECT: Arlington Community School PUD Ord. 2015-0238 (and companion)
Proposed Land Use Amendment Application 2015C-004**

Old Arlington Neighborhood Action Plan Area 2007-321-E

Background

The Old Arlington community is a relatively stable, mature neighborhood with residential housing, commercial, and retail businesses. The Old Arlington Study Area is bounded by Fort Caroline Road to the north, the St. Johns River, Arlington River, and Arlington Expressway to the south, the St. Johns River to the west and Rogero Road to the east. While there are pockets of disinvestment, Old Arlington is generally a very stable and growing community. The recommendations of the plan are designed to focus attention on areas that need intervention, to renew pride in the neighborhood, and to address community concerns of aesthetics, zoning, and economic revitalization.

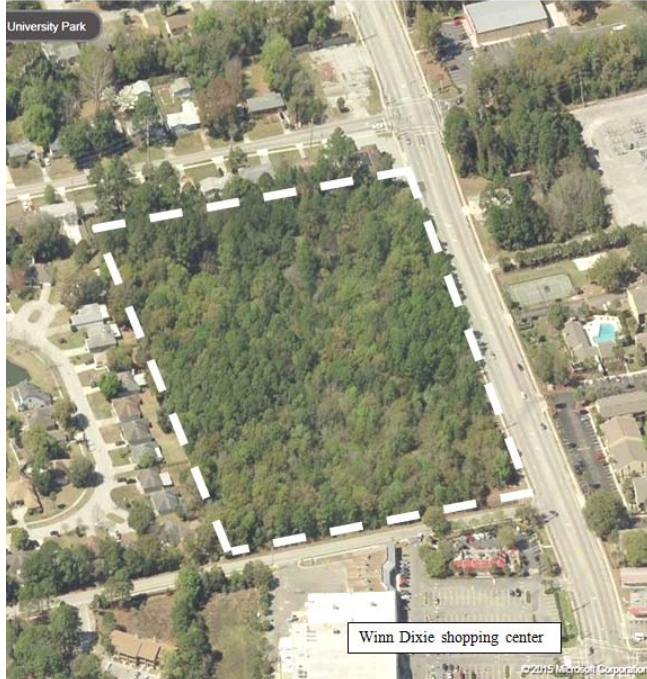
The subject property contains approximately 9.64 acres of undeveloped land and is located just east of the intersection of Ft. Caroline Road and Peeler Road. The proposed land use amendment (2015C-004) would change the existing Residential Professional Institutional (RPI) to Community/General Commercial. In addition, the proposed PUD (Ord. 2015-238) would allow for the development of a private school (pre-k through eighth grade) on approximately 4.5 acres, approximately 80,000 square feet of commercial development and a retention pond on the remaining 1.9 acres of land.

At the time of the study, and as projected in the Future Land Use Element of the 2010 Comprehensive Plan, the study area population was approximately 25,000. The study used the standard of 12.75 acres of commercial land per 1,000 population to determine whether or not the community met or would need additional commercial acreage. It was determined that the commercial acreage for the study area “is more than sufficient to meet its current and future needs” (page 21). The site is currently designated Commercial Office (CO). The study supports commercial stabilization of existing vacant shopping centers such as Town and Country and the Gazebo Mall. However, the Ft. Caroline Road and Merrill Road areas are viewed as being “highly attractive to the health care related businesses”. The study supports commercial growth that would capitalize and maximize the potential towards this market and other office uses (page 35).

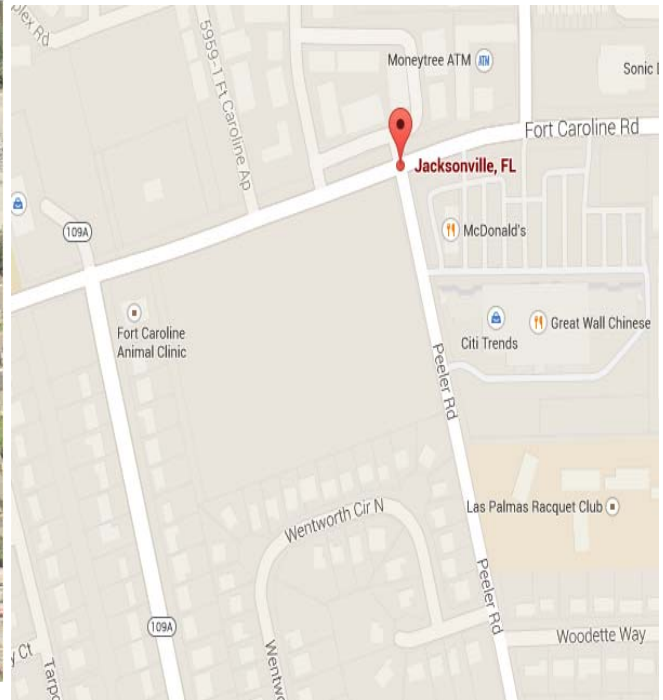
Furthermore, the “community members expressed concern about the expansion of commercial uses and increased density and intensity of uses throughout the study area, particularly those parcels that abut residentially zoned districts” (page 21).



As shown in the aerial photograph and the Google Map below, the subject property abuts a single family residential neighborhood.



Aerial view of site.

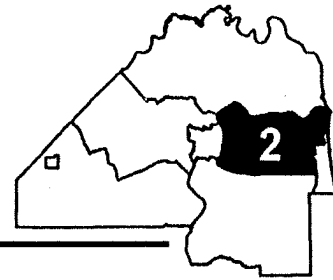


As indicated on page 21, the study addresses infill development and concerns for the transitions between potentially uncomplimentary uses. It states “intensification of commercial parcels where there are adjacent single-family residential uses may begin to erode the character of the area and have detrimental affect on the viability of residential uses over time”.

In conclusion, the OANAP recommendation for “future requests for intensification of zoning through exceptions, rezonings or Planned Unit Developments should not be supported by the Planning and Development Department unless it can be demonstrated that there will be a benefit to the neighborhood, including adjacent or nearby residential uses. According to the April 20, 2015 letter from the Arlington/Beaches CPAC, the proposed land use amendment and companion PUD are not supported by the community (see below).

Therefore, based on the above stated reasons, the Neighborhood Planning Section of the Planning and Development Department finds the applications for Arlington Community School PUD (Ord. 2015-0238) and the Future Land Use Map Amendment (2015C-004) to be **inconsistent** with the Old Arlington Neighborhood Action Plan.

GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Michael Anania Vice Chair: Eddi Parsons



April 20, 2015

To: Chris Hagan, Chairman; Planning Commission
Ray Holt, Chair LUZ


Re: Deny rezoning 2015-0237 and 2015-0238 Arlington Community School

Applications 2015-0237 and 2015-0238 proposes a private school and commercial development on approximately 9.6 acres. The Land Use and Zoning Committee of the District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met on April 13, 2015 and reviewed the request for rezoning, and made the following observations:

- The request is not consistent with the Old Arlington Neighborhood Action Plan in regard to intensification and neighborhood impacts. Numerous newly developed commercial property and shopping centers in the area have sat vacant for more than ten years due to lack of demand.
- The request is not consistent with the Greater Arlington Beaches Vision Plan in regard to intensification and neighborhood transitions. There is no need for more commercial land use.
- Request degrades adjoining residential property.
- Request is not consistent with the single family residential to the south and multi-family development to the north.
- Proposed 60 feet height is not at all consistent with one story commercial and nearby one story residential development.
- The proposed business flag to be flown on the same pole with the U.S. flag is a violation of proper flag etiquette.
- Proposed business flag is not consistent with the spirit and intent of the City of Jacksonville sign ordinance.
- Lighting from development will be detrimental to neighborhood residential uses.

The CPAC recommends **DENIAL** of the request/

Sincerely,


Michael Anania, Chairman
Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: Alvin Brown, Mayor
Folks Huxford, Interim Director of Planning and Development
Paul M Davis, City Planner
Paige Hobbes Johnston, Attorney III
Patricia Sales, Clerical Support Aide
Rosemary Wesolowski, Human Services Planner