

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-0239

TO PLANNED UNIT DEVELOPMENT

MAY 7, 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 **2015-0239** to Planned Unit Development.

Location: 4723, 0 Pinedale Avenue
2107, 2109, 2129, 2131 2155 Art Museum Drive
4831, 4837, 4817, 4822, 0 Oakdale Avenue
Northeast of Art Museum Drive, between Hillcrest Avenue
and Ridgewood Avenue.

Real Estate Numbers: 136769 0000
136773 0000
136774 0000
136775 0000
136777 0010
136779 0000
136780 0000
136785 0000
136785 0000
136786 0000
136787 0000

Current Zoning District: Commercial Office (CRO), Planned Unit Development
(PUD 2004-616-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI), Community
General Commercial (CGC)

Planning District: Greater Arlington and the Beaches, District 2

Planning Commissioner: Anthony S. Robbins

City Council District: The Honorable Don Redman, District 4
Applicant/Agent: Gary Richard Crumley

405 17th Avenue North
Jacksonville Beach, Florida 32250

Owner:

Al-Hajj Feriz Delkic
Islamic Community of Bosniaks “Al-Hajj Feriz Delkik”
Jacksonville, Inc.
2132 Art Museum Drive
Jacksonville, Florida 32207

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2015-0239** seeks to rezone approximately 3.07± acres of land from CRO and PUD to PUD. The rezoning to PUD is being sought for the purpose of accommodating an increase in the property holdings of the Al-Hajj Feriz Delkic Bosniak Islamic Community campus, and to describe future land use plans for development. The Community Center owns several parcels north and east of Art Museum Drive, and adjacent to local roads such as Pinedale Avenue, Oakdale Avenue, and Hillcrest Avenue. The applicant wishes to expand the campus like setting of the community center by incorporating additional lands into the existing PUD (2004-616-E). This PUD application gives a comprehensive description of all allowed current and future uses on the property, and provides site plan for each of these parcels. In addition to the house of worship, community center and maintenance buildings, the campus will retain the open recreation space and adjacent recreation facility between Pinedale and Oakdale Avenues, and include a medical office, a bakery, and a law office on Art Museum Drive, and a proposed residence for clergy on Pinedale Avenue. New parking areas that meet the requirements of Part 6, and landscaping that meets Part 12 will be added to the campus. There will be no significant demolition of structures; rather, improvement of many of the existing structures, addition of parking and landscaping, and addition of community amenities.

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 Residential Professional Institutional (RPI) functional land use category and Community General Commercial (CGC) 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 Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. 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.

The CGC category provides for a range of secondary and supporting institutional uses, including churches and community center uses. 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 review of the proposed PUD by the Community Planning Division in their memorandum dated April 28, 2015 revealed the following comments:

Ordinance 2015-239 is a PUD within the CGC and RPI land use categories within the Urban Development Boundary and proposes a campus like setting for the Islamic Community of Bosniaks. The site is approximately 3.07 acres. In review of the Master Plan and Written Description for the PUD, the proposed mix of uses and size of buildings are consistent with the CGC and RPI land use category descriptions and fall within the allowable densities and intensities for each category, as appropriate.... The PUD 2015-239 as presented is consistent with the 2030 Comprehensive Plan and RPI and CGC land use category descriptions..."

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

Yes. 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?

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

(1) Consistency with the 2030 Comprehensive Plan

Yes. 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): Residential Professional Institutional (RPI) and Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

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 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

F.L.U.E. GOAL 3 To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

F.L.U.E. 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for primarily institutional and community center uses along with limited single-family residences subordinate the primary use. 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 streetscape:

The PUD provides for a common scheme for improvement, addition of amenities to the campus, and limited redevelopment. The appearance of the facility will be improved along the main collector road, Art Museum Drive and along two local streets, Oakdale Avenue and Hillcrest Avenue, with the construction of stabilized parking and new landscaping.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:

The PUD provides continuation of the recreation and open space use between Pinedale Avenue and Oakdale Avenue.

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12. Landscape permitted along Art Museum Drive may be allowed to be less than 10 feet as required by the Code to accommodate the existing parking, and where the internal proposed cul-de-sac internal occurs.

The treatment of pedestrian ways:

The project will be required to have an internal and external pedestrian sidewalk system that meets the requirements of the Comprehensive Plan. A detailed sidewalk plan was not submitted with the PUD application.

Traffic and pedestrian circulation patterns:

Access to the properties will be through several points along Art Museum Drive, Pinedale Avenue, Oakdale Avenue, and Hillcrest Avenue, subject to final review and approval of the City's Traffic Engineer.

A review of the proposed site plan and written description by the Development Services in their memorandum dated April 24, 2015 revealed the following comments:

1. *Parking areas shall comply with Section 656.607 for drive aisle & sidewalk widths & parking space dimensions.*

2. *Any proposed parallel parking in the City right-of-way shall be concrete or asphalt and meet City design standards. Any proposed angled parking in the City right-of-way requires approval from City Engineer and if approved, shall be concrete or asphalt and meet City design standards.*
3. *Sidewalks shall be provided in accordance with the 2030 Comprehensive Plan and Land Development Procedures Manual. Sidewalk shall be provided when site improvements trip the 50% square footage or value threshold.*
4. *Mid-block pedestrian crosswalk requires approval from the Traffic Engineer. The applicant shall submit a midblock crosswalk plan to Traffic Engineer that includes pedestrian actuated Rectangular Rapid Flash Beacons (RRFB).*
5. *Signs, fence, wall and landscaping shall be located so that horizontal line of sight is not obstructed. Use FDOT Design Standards Index 546.*

The use and variety of building setback lines, separations, and buffering:

Applicant provides setback requirements for all parcels; a front yard setback of 20 feet, side yard setback of 0 feet, and a rear yard setback of 10 feet. Distance between buildings shall be no less than 10 feet and the maximum height of all structures on campus will be no greater than 35 feet. Setbacks and height restrictions proposed are consistent and compatible with surrounding residential, commercial office, and institutional uses.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes land uses permitted or permitted by exception in the RPI functional land use category such as medical and dental office, professional business offices, libraries, essential services, churches and ancillary uses, art galleries, music and arts studios, and supporting residential uses for visiting clergy. Food truck services shall be permitted on all parcels within the PUD. This is generally consistent with the uses approved under the terms of the current PUD. Permissible uses by Zoning Exception include service establishments such as cosmetology and restaurant uses, and similar uses limited to 50% of the overall floor area, day cares, and establishments which sell beer, wine, or alcohol for on-premises consumption.

Signage:

The applicant has provided a comprehensive signage package that is consistent with the CO and CRO Zoning Districts. Applicant proposes a maximum height of 15 feet in height for new signs. Staff is of the opinion that a maximum height of 12 feet for monument style ground signage is sufficient.

(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 expansion of the mosque and community center development at

this location complements the existing residential, various office and surrounding commercial 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(s)
North	RPI	CRO	Professional Office, Single-family
East	RPI	PUD (2002-164-E)	Funeral Home, Single-family
South	RPI	CRO	Multi-family
West	RPI	CRO, PUD (2010-124-E)	Professional Office, Multi-family, Single-family, wooded

(6) Intensity of Development

The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

Uses proposed in the PUD are generally compatible with those uses permitted by right and by exception in the CO and CRO Zoning Districts. Surrounding uses include residential, professional office, and multi-family. An existing 6 feet tall wood, 100% opaque fence separates the property from the adjacent funeral home use to the north-east.

The existing residential density and intensity of use of surrounding lands:

The use is consistent with the residential density and intensity of surrounding lands. Many surrounding lots are .10 acres, 50 feet wide by 100 feet deep. The PUD provides residential accommodation for visiting clergy adjacent to existing residential uses.

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The amount and size of open spaces, plazas, common areas and recreation areas:

The PUD provides a comprehensive plan for recreation and open space programming.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

A review of the proposed site plan and written description by the Transportation Planning Division of the Planning Department in their memorandum dated April 24, 2015 revealed the following comments:

Art Museum Drive, from Atlantic Boulevard to Beach Boulevard, is the directly accessed functionally classified roadway. Art Museum Drive is a 2-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Art Museum Drive segments have a maximum daily service volume of 14,040 vpd and a 2014 daily traffic volume of 3,486. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 18,212 square feet of ITE 435 Recreational Facility and 5,218 square feet of ITE 560 Church, which would generate a total of 153 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 435 Recreational Facility – 18,212 square feet)

(ITE 560 Church – 5,218 square feet)

(7) Usable open spaces plazas, recreation areas.

A total of 0.77 acres of open and active recreation space including the cottage adjacent to the existing open space will be provided for the patrons and members of the mosque and community center. The properties surrounding the mosque and community center building are well wooded with various species of shade and evergreen trees.

(8) Impact on wetlands

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. 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 is required to be developed in accordance with Part 6 of the Zoning Code. There will be a total of 5 buildings served by the parking facilities provided in the PUD. Up to a total of 64 off-street parking spaces will be built on-site to accommodate a total demand of 157 parking spaces. A shared parking agreement is in effect between the Community Center and neighboring property. On-street parallel parking will be provided per review and approval of the City. Bicycle parking will be provided onsite as well.

(11) Sidewalks, trails, and bikeways

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. There will also be external sidewalks as required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 28, 2015, the required Notice of Public Hearing sign was posted.



*Source: Staff, Planning and Development Department
Date: April 28, 2015*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015- 239 be APPROVED with the following exhibits:

1. The original legal description dated December 5, 2014.
2. The original written description dated March 5, 2015.
3. The original site plan dated March 5, 2015.
4. The Development Services Division Memorandum dated April 24, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-239 be APPROVED subject to the following conditions, which may only be changed through a rezoning:

1. Ground signage shall be limited to 12 feet in maximum height.
2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting

lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed twenty feet (20'- 0"). An exterior lighting design plan for the parking lot between Oakdale Avenue and Hillcrest Avenue, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



Mosque facility, 2131 Art Museum Drive

Source: Staff, Planning and Development Department

Date: April 28, 2015



Unimproved parking lot behind the mosque and community center.

Source: Staff, Planning and Development Department
Date: April 28, 2015



Cottage and Recreation Facility, 4837 Oakdale Avenue

Source: Staff, Planning and Development Department
Date: April 28, 2015



Open recreation space, and identity sign.

*Source: Staff, Planning and Development Department
Date: April 28, 2015*



Single-family home for clergy, 4723 Pinedale Avenue

*Source: Staff, Planning and Development Department
Date: April 28, 2015*



Future medical office and bakery, and law office, 2107 and 2109 Art Museum Drive

*Source: Staff, Planning and Development Department
Date: April 28, 2015*



Professional office west of Art Museum Drive, across from subject site.

*Source: Staff, Planning and Development Department
Date: April 28, 2015*



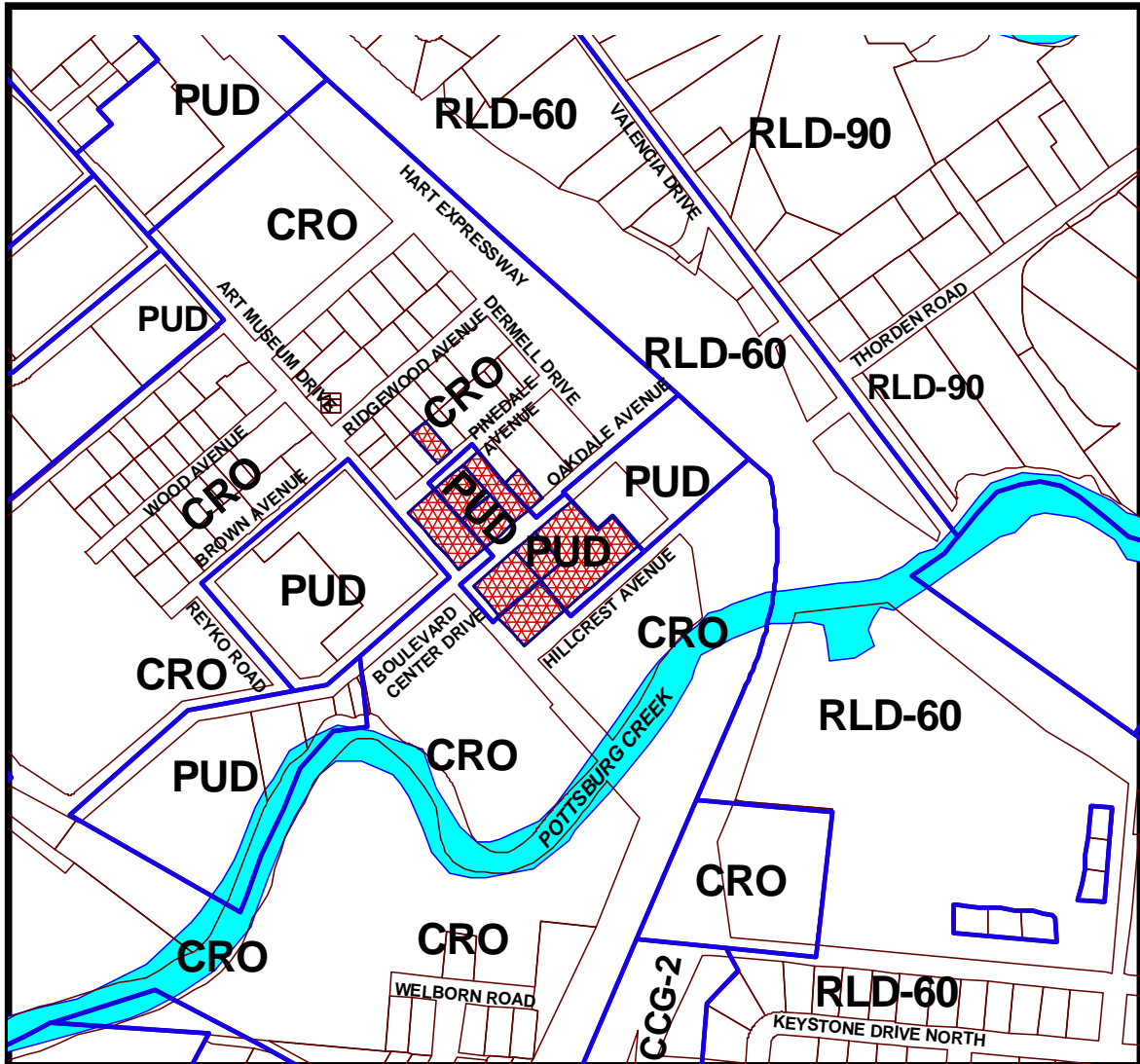
Multi-family located south of the project, south of Hillcrest Avenue.

*Source: Staff, Planning and Development Department
Date: April 28, 2015*



**Funeral home northeast of the property, 4856 Oakdale Avenue
(PUD 2002-164-E)**

*Source: Staff, Planning and Development Department
Date: April 28, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: CRO & PUD</p> <p>TO:</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE -2015-0239</p>		<p>FILE COPY</p>