

PLANNING AND DEVELOPMENT DEPARTMENT



July 24, 2015

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No. 2015-402 Application for Land Use Amendment 2015C-009

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairman Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 Planning Commission Advisory Recommendation and Public Hearing, the Planning Commission voted to recommend approval.

- P&DD Recommendation
• PC Vote:

Approve
8-0

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Chris Hagen, S. Lisa King, Lara Diettrich, Nate Day, Tony Robbins, Jerry Friley, Marvin Hill, Daniel Blanchard, and Joey McKinnon.

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Respectfully,

[Handwritten signature of Gary L. Kresel]

Gary L. Kresel, Chief
Community Planning

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



OVERVIEW

ORDINANCE: ORD # 2015-402

APPLICATION: 2015C-009-4-14

APPLICANT: PAUL HARDEN

PROPERTY LOCATION: 7403 Argyle Forest Boulevard

Acreage: 3.24 Acres

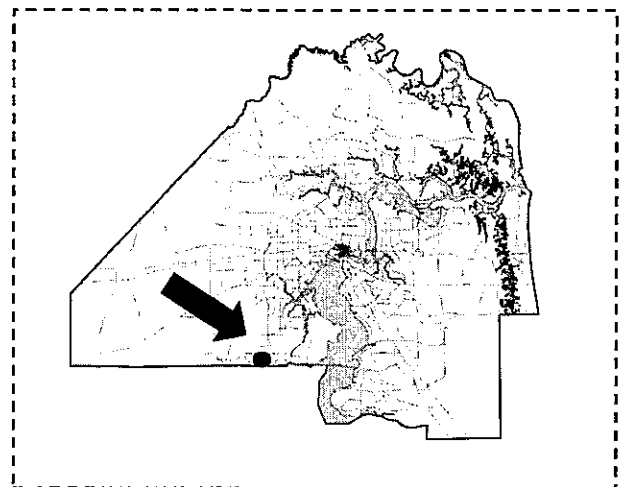
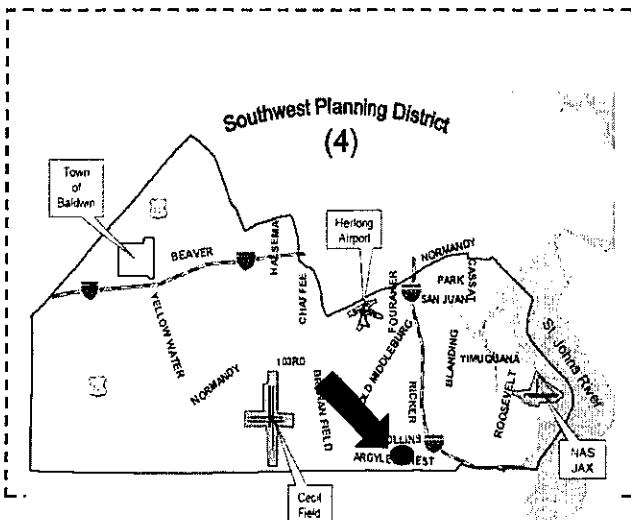
Requested Action:

	Current	Proposed
LAND USE	LDR	CGC
ZONING	PUD	CCG-1

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 Decrease in Potential Floor Area
LDR	CGC	16 SF Dwellings (5 DU/Ac)	N/A	N/A	49,397 Sq. Ft. Commercial Uses (0.35 FAR)	Decrease of 16 SF Dwelling Units	Increase of 49,397 Sq. Ft. Commercial Uses

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



ANALYSIS

Background:

The 3.24 acre amendment site is located at 7403 Argyle Forest Boulevard at the intersection of Argyle Forest Boulevard and Rampart Road. The property is also located in the Southwest Planning District and the Suburban Development Area. The application is filed to change the land use category from Low Density Residential (LDR) to Community/General Commercial (CGC) along with a companion rezoning to go from Planned Unit Development (PUD) to Commercial Community/General-1 (CCG-1). The land use amendment and rezoning changes are intended to allow for development of the subject site with commercial uses.

The area immediately surrounding the subject property is characterized primarily by single-family homes to the south and east across Argyle Forest Boulevard and Rampart Road and with a city of Jacksonville retention pond and a church to the north. Surrounding single-family development is generally oriented away from the site and buffered by six foot fences. The subject property is a 3.24 acre portion of a 9.7 acre property and is developed with an unmaintained and vacant single-family home that was constructed in 1962. The home sits on the western side of the property and is not in the area subject to the land use amendment. The land use category surrounding all sides of the subject property is LDR. Attachment A provides a detailed picture of existing development patterns for the immediate area.

The proposed amendment site is located just north of the Villages of Argyle Development of Regional Impact (DRI) which begins on the south side of Argyle Forest Boulevard.

The subject property is located at the intersection of Argyle Forest Boulevard and Rampart Road; a signalized intersection at the confluence of two four-lane roads. According to the Functional Highway Classification Map of the Transportation Element, Argyle Forest Boulevard is classified as a minor arterial roadway and Rampart Road north of Argyle Forest Boulevard is classified as a collector roadway. Rampart Road becomes a local residential road south of Argyle Forest Boulevard and provides entrance into a well-established single-family subdivision. Additionally, the site is located one half of a mile south of the Collins Road/Rampart Road intersection which is just west of the new Collins Road/I-295 access ramp. Pedestrian access is provided for by sidewalks located along both sides of Argyle Forest Boulevard and Rampart Road and Rampart Road also contains dedicated bike lanes in both directions.

Residential development is not proposed on this site so school enrollment will not be impacted.

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

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 1,197 net new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Cultural/Historical Resources and Archaeological Sensitivity

The subject property is located within an area identified as having high and medium sensitivity for the presence of cultural/historic or archaeological resources. Based on these findings, Section 654.122 of the Code of Subdivision Regulations should be followed if archaeological resources are discovered during the construction process.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Commercial Uses
Land Use/Zoning	LDR / PUD	CGC / CCG-1
Development Standards For Impact Assessment	5 DU/ Acre	0.35 FAR
Development Potential	16 Single-Family Dwellings	49,397 Sq. Ft. Commercial Uses
Population Potential	42 People	N/A
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X (500' Height Limit Zone for Civilian and Military Airports)
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
PUBLIC FACILITIES		
Potential Roadway Impact	Potential Increase of 1,197 Net New Daily Trips	
Water Provider	JEA	
Potential Water Impact	Potential Decrease of 1,786.2 Gallons Per Day	
Sewer Provider	JEA	
Potential Sewer Impact	Potential Decrease of 1,339.6 Gallons Per Day	
Potential Solid Waste Impact	Potential Increase of 37.435 Gallons Per Day	
Drainage Basin / Sub-Basin	Ortega River	
Recreation and Parks	No	
Mass Transit	No	
NATURAL FEATURES		
Elevations	20 Feet	
Soils	38 – Mascotte fine sand, 0 to 2 percent slopes	
Land Cover	2150 – Agriculture / Field Crops	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on March 5, 2015, the required notices of public hearing signs were not posted. However, the applicant provided photographic evidence and an executed sign posting affidavit after the site visit confirming that the signs have been property posted. Fifty-one (51) notices were mailed out to adjoining

property owners and the Southwest CPAC informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Informational Meeting was held on June 22, 2015. The only attendees on this proposed land use amendment were the applicant and the developer.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is consistent with the 2030 Comprehensive Plan, including the following Goals, Objectives and Policies of the Future Land Use Element:

GOAL 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

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 1.1.25 The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown, and
6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

GOAL 3 To achieve a well-balanced and organized combination of residential, non-residential, 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.

The LDR land use category in the Suburban Area (SA) is intended to provide for low density residential development at up to seven (7) dwelling units per acre. While the CGC land use category in the SA is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns and at the intersection of major roadways.

The proposed amendment to CGC is for a site that is located at the intersection of two roadways that are classified as collector or higher on the Functional Highway Classification Map of the 2030 Comprehensive Plan. The newly designated CGC location will optimize the combined potential for economic benefit and employment and will result in a compact and efficient land use pattern without encouraging sprawl by providing for commercial uses in close proximity to a large supply of residential uses. Additionally, the proposed amendment will further smart growth goals by providing for a broader mix of uses within a fully developed neighborhood in the Suburban Development Area. Therefore, the proposed amendment is consistent with the CGC land use category intent and FLUE Goals 1 and 3, Objective 1.1 and Policies 1.1.22 and 1.1.25.

Vision Plan

The land use amendment site is located within the boundaries of the Southwest Jacksonville Vision Plan. The Plan identifies the need to promote convenient, compatible neighborhood-scale retail and entertainment uses near existing residential areas. The proposed amendment facilitates this recommendation by allowing commercial uses to be developed on a site located at the confluence of two major roadways in an otherwise residential area. Therefore, the proposed amendment is supportive of the intent of the Plan.

Strategic Regional Policy Plan

The proposed land use amendment is consistent with the following goal of the Strategic Regional Policy Plan Communities and affordable Housing Element:

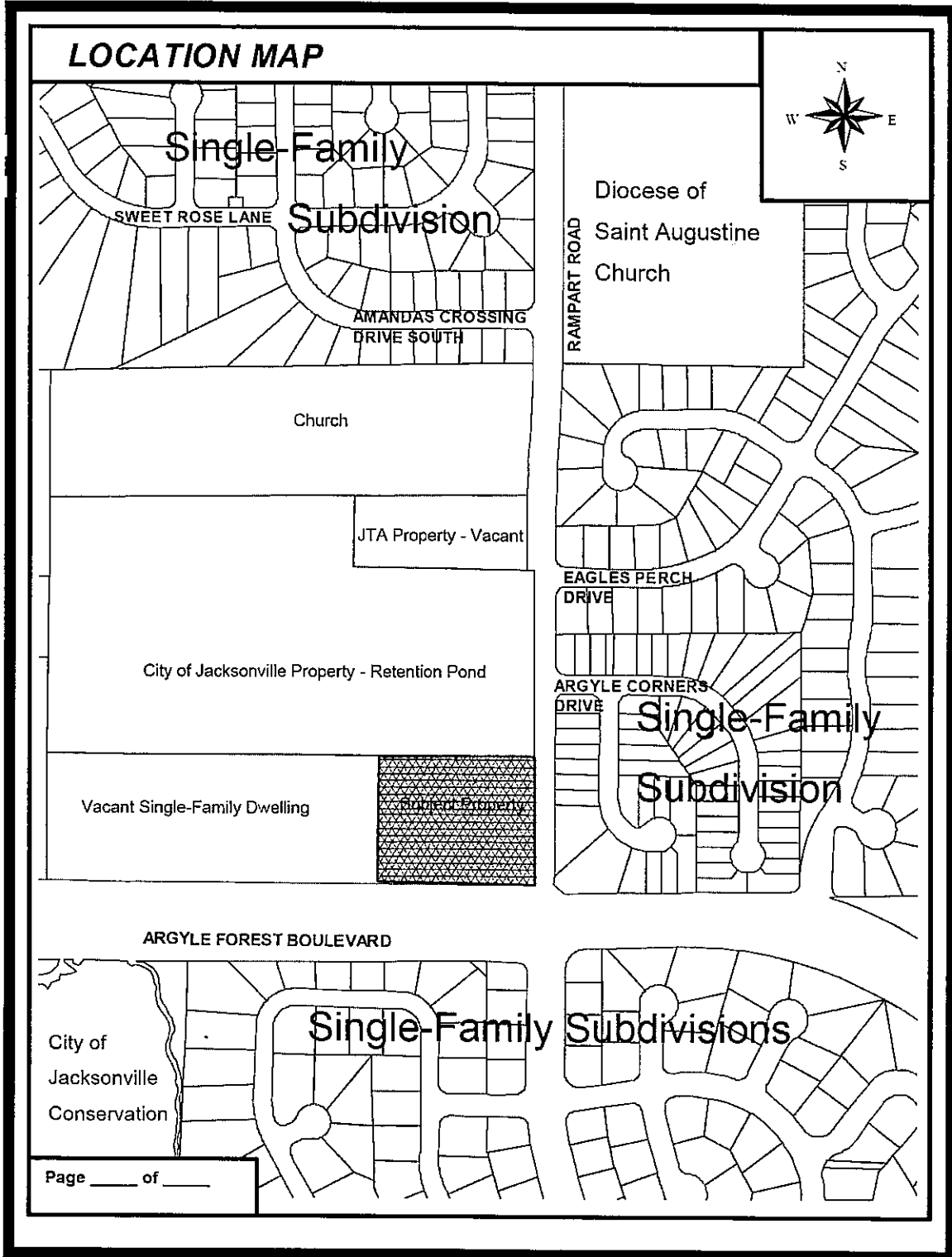
Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

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 consistency with the 2030 Comprehensive Plan and the Strategic Regional Plan.

ATTACHMENT A – EXISTING LAND UTILIZATION



ATTACHMENT B – TRAFFIC ANALYSIS

Produced by: Planning and Development Department
 Application Number: 2015C-009

LB
 Date: 6/17/2015
 Mobility Zone / Development Area: 7 / SUBURBAN
 Planning District: 4
 Council District: 14

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
2015C-009 LDR / PUD	3.24	210								
Total Section 1									0	0

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
2015C-009 LDR / PUD	3.24	210	16	Dus	$LnT = 0.9 Ln(X) + 0.51$ $LnT = 0.92 Ln(X) + 2.72$	20 195	0.00% 0.00%	0.00% 0.00%	20	195
Total Section 2									20	195

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
2015C-009 CGC / CCG-1	3.24	820	49,397	1000 SF GFA	$T = 3.71 (X) / 1000$ $T = 42.7 (X) / 1000$	183 2,109	0.00% 0.00%	34.00% 34.00%	121	1,392
Total Section 3									121	1,392
*Net New Trips = Section 3 - Section 2 - Section 1									101	1,197

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

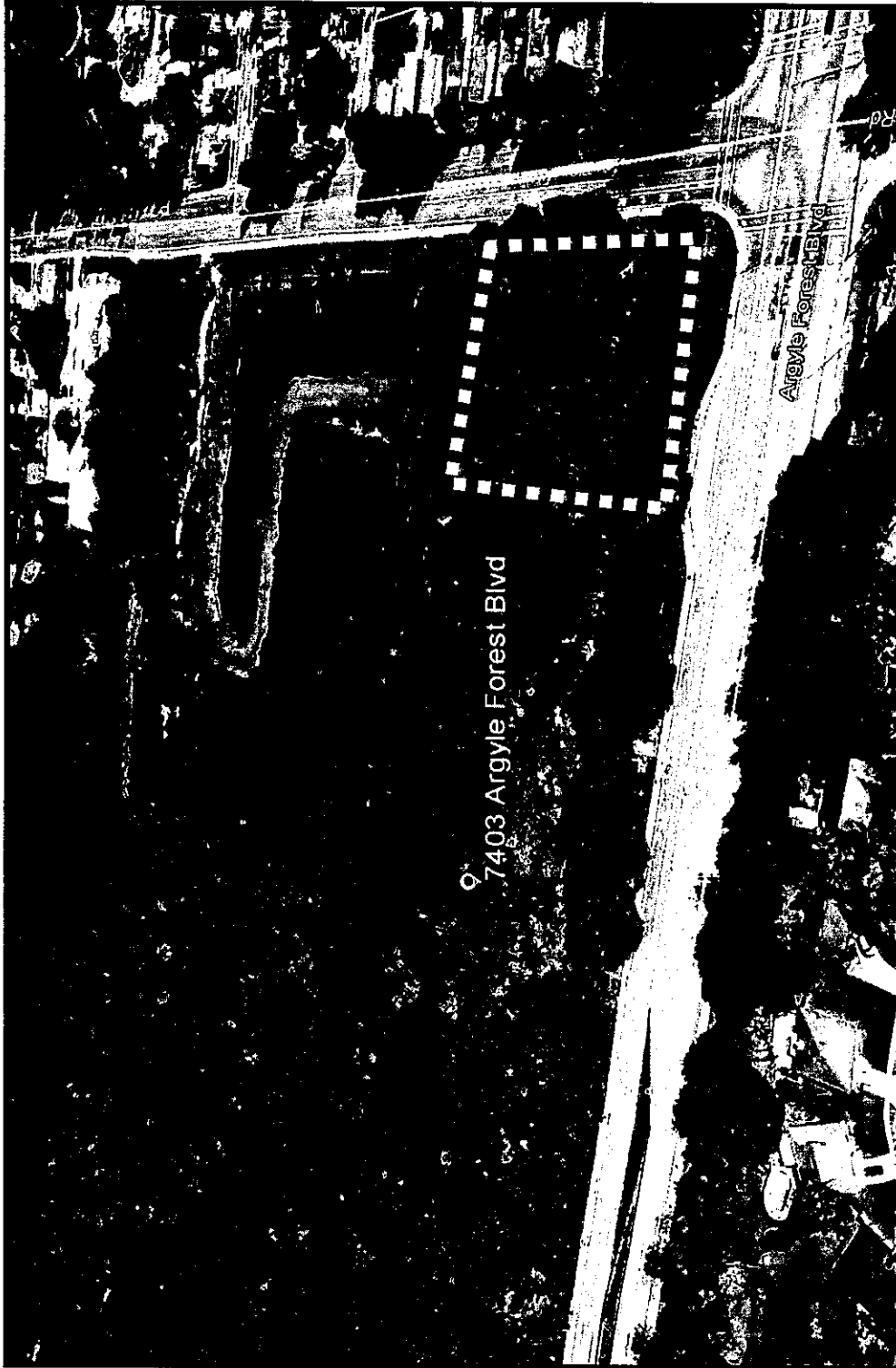
Table B

Net New Daily External Trip Distribution


a 101	b 1,197	= 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 Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
266	COLLINS RD	RAMPART RD TO BLANDING BLVD	16.11%	16	193
269	RAMPART RD	ARGYLE FOREST BLVD TO COLLINS RD	76.95%	78	921
542	ARGYLE FOREST BLVD	RAMPART RD TO SHINDLER DR	23.05%	23	276
569	COLLINS RD	SHINDLER RD TO RAMPART RD	8.38%	8	100

BOLD Indicates Directly Accessed Segment(s)

ATTACHMENT C – AERIAL PHOTOGRAPHY



ATTACHMENT D - LAND USE AMENDMENT APPLICATION

	APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN		
Date Submitted: 4/15/15 Land Use Adoption Ordinance #: 2015-402 Rezoning Ordinance #: 2015-403 JPDD Application #: 2015C-009 Assigned Planner: Kristen Reed	Date Staff Report is Available to Public: 7/17/2015 Planning Commission's LPA Public Hearing: 7/23/2015 1st City Council Public Hearing: 7/28/2015 LUZ Committee's Public Hearing: 8/4/2015 2nd City Council Public Hearing: 8/11/2015		
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: PAUL HARDEN LAW OFFICE OF PAUL M. HARDEN 501 RIVERSIDE AVENUE, SUITE 901 JACKSONVILLE, FL 32202 Ph: 904-396-5731 Fax : 904-399-5461 Email: PAUL_HARDEN@BELLSOUTH.NET		Owner Information: SAM YAZJI ARGYLE PROPERTY GROUP, INC. 7895 MERRILL RD JACKSONVILLE, FL 32277	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage: 3.24 Real Estate #(s): 016488 0000, a portion of	General Location: NORTHWEST QUADRANT OF RAMPART ROAD AND ARGYLE FOREST BOULEVARD		
Planning District: 4 Council District: 14 Development Area: SUBURBAN AREA Between Streets/Major Features: RAMPART ROAD and BROOKS DRIVE	Address: 7403 ARGYLE FOREST BLVD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT Current Land Use Category/Categories and Acreage: LDR 3.24			
Requested Land Use Category: CGC Justification for Land Use Amendment: TO DEVELOP THE PROPERTY FOR COMMERCIAL USE.		Surrounding Land Use Categories: CSV and LDR	
<u>UTILITIES</u>			
Potable Water: JEA		Sanitary Sewer: JEA	
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: PUD 3.24			
Requested Zoning District: CCG-1			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			