

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-420 TO

PLANNED UNIT DEVELOPMENT

JULY 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 **2015-420** to Planned Unit Development.

Location: Terminus of Panther Creek Parkway

Real Estate Number(s): 001860-0020

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Planning Commissioner: Chris Hagan

City Council District: The Honorable Doyle Carter, District 12

Applicant/Agent: William E. Gibbs, Esq./Thomas O. Ingram, Esq.
Akerman, LLP
50 North Laura Street
Jacksonville, Florida 32202

Owner: Kent R. Curley
Panther Creek Golf Club, Inc.
P.O. Box 23518
Jacksonville, Florida 32241

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-420** seeks to rezone approximately 5.61 acres of land from RR-Acre to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 19 single family lots. The development will extend beyond the existing cul-de-sac of Panther Creek Parkway. The minimum lot area and width are 7,000 square feet and 65 feet, respectively. Existing residential dwellings are on lots 50 feet wide and 6,500 square feet in area. The lots will have their own neighborhood covenants and restrictions.

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 Low Density Residential (LDR) 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 LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of 3.3 dwelling units to the acre and will have full urban services available to the site. 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.

The uses provided herein shall be applicable to all LDR sites within the Suburban Area.

Principal Uses: Single family and Multi-family dwellings;

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes;

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

(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 category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). 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 1.1.9 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.

(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 single family development which will not exceed 19 lots. 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 proposed development will have a similar streetscape to other streets in the Panther Creek subdivision. Existing residential dwellings are on lots 50 feet wide and 6,500 square feet in area.

The use and variety of building setback lines, separations, and buffering: The proposed written description will have similar setbacks and lot coverage as existing lots in the development.

The use and variety of building sizes and architectural styles: The existing dwellings in the subdivision are primarily one story in height with a few two story models. The architectural style can be described as contemporary with hipped roofs, gables and architectural detailing. Although the proposed written description does not contain architectural restrictions, it is expected the proposed dwellings will be similar in style.

The use and variety of materials: The written description does not speak to the type of materials. Existing dwellings are either brick or stucco facades. It is expected the proposed dwellings will be constructed using the similar materials.

(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 a planned single family subdivision. The proposed development at this location complements the existing residential uses by increasing the housing options for the 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	LDR	RR-Acre	Golf course
South	LDR	PUD (00-1090)	Single family dwellings
East	LDR	PUD (00-1090)	Single family dwellings
West	LDR	RR-Acre	Golf course

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a single family development, which is not to exceed 19 lots. The PUD is appropriate at this location because it will provide additional dwelling styles in the existing development.

The existing residential density and intensity of use of surrounding lands: The proposed development will be similar in density to the existing single family subdivision.

(7) Usable open spaces plazas, recreation areas.

Since the project has fewer than 25 lots, the development is not required to provide the recreation and open space requirements pursuant to Section 656.420, Zoning Code.

(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.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The site plan shows a sidewalk along one side of the street which will connect to the existing sidewalk in the cul-de-sac of Panther Creek Parkway.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 30, 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 Application for Rezoning 2015-208 be **APPROVED with the following exhibits:**

1. **The original legal description dated May 8, 2015.**
2. **The original written description dated June 3, 2015.**
3. **The original site plan dated April 9, 2015.**
4. **The subject property shall be developed in accordance with the Development Services Division Memorandum dated June 30, 2015 or as otherwise approved by the Planning and Development Department.**



View of site looking west.



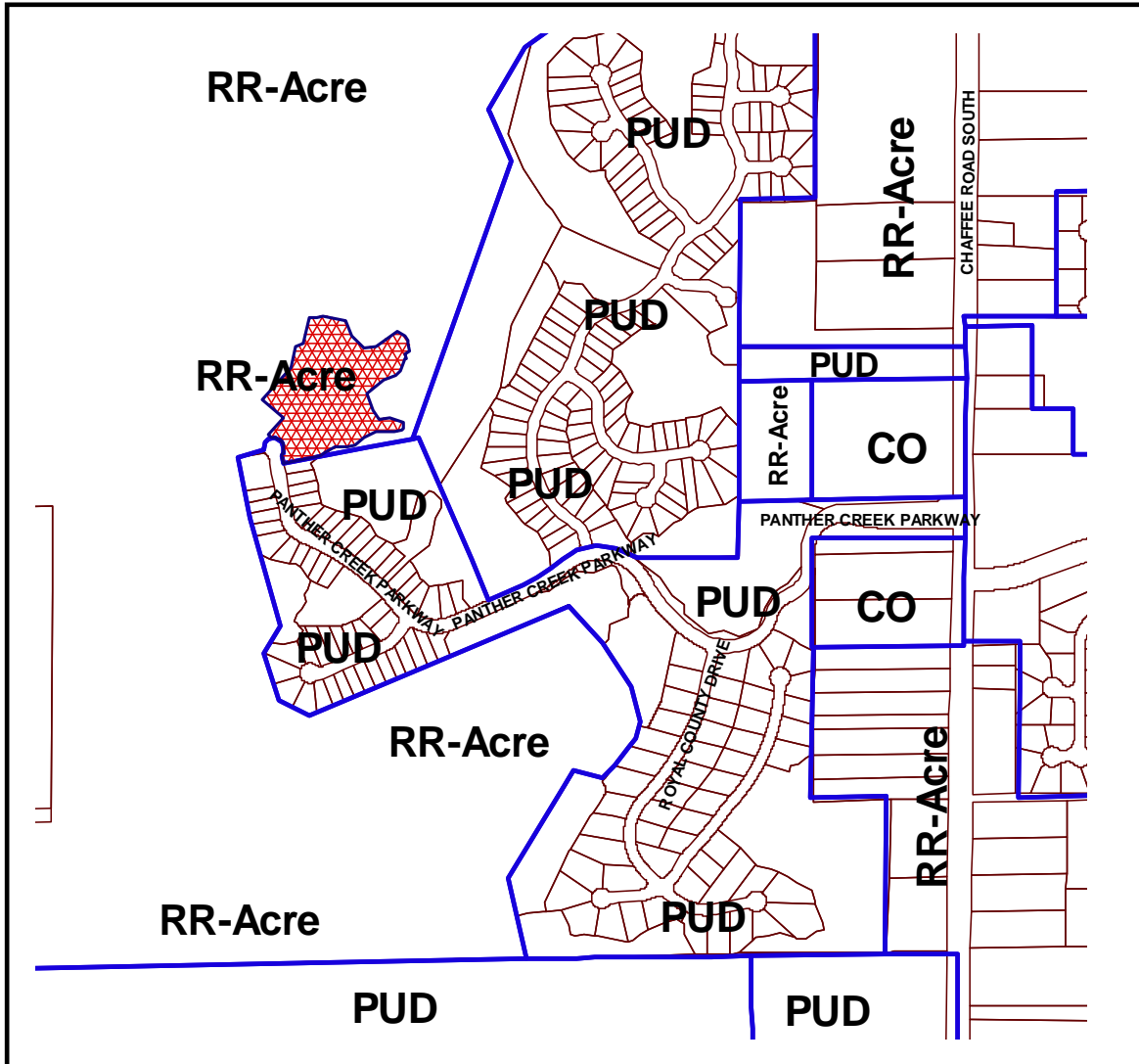
View of site looking west.



Residential dwelling on Panther Creek Parkway



Residential dwelling on Panther Creek Parkway



<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre</p> <p>TO: PUD</p>		<p>0100 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER: ORD-2015-0420</p>	<p>TRACKING NUMBER: T-2015-0835</p>	<p>Exhibit 2</p>