

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



OVERVIEW

ORDINANCE: 2015-491

APPLICATION: 2015C-012-6-7

APPLICANT: DAN BOSWELL

PROPERTY LOCATION: 4105 Dunn Ave.

Acreeage: 2.49

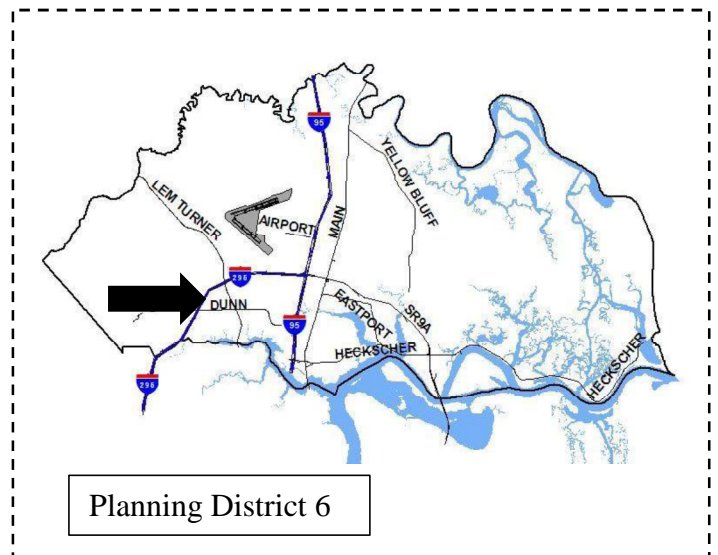
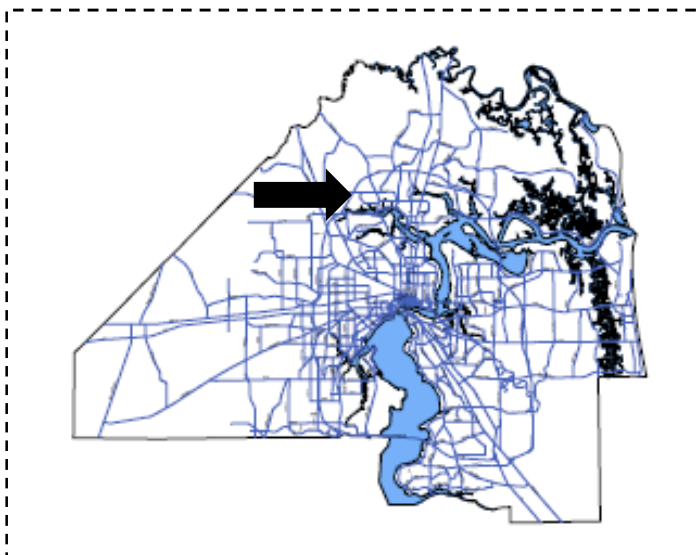
Requested Action:

	Current	Proposed
LAND USE	MDR	CGC
ZONING	RMD-A	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
MDR	CGC	37 DU (15 U/Acre)	N/A	N/A	37,962 (.35 FAR)	Decrease of 37 DU	Increase of 37,962 FAR

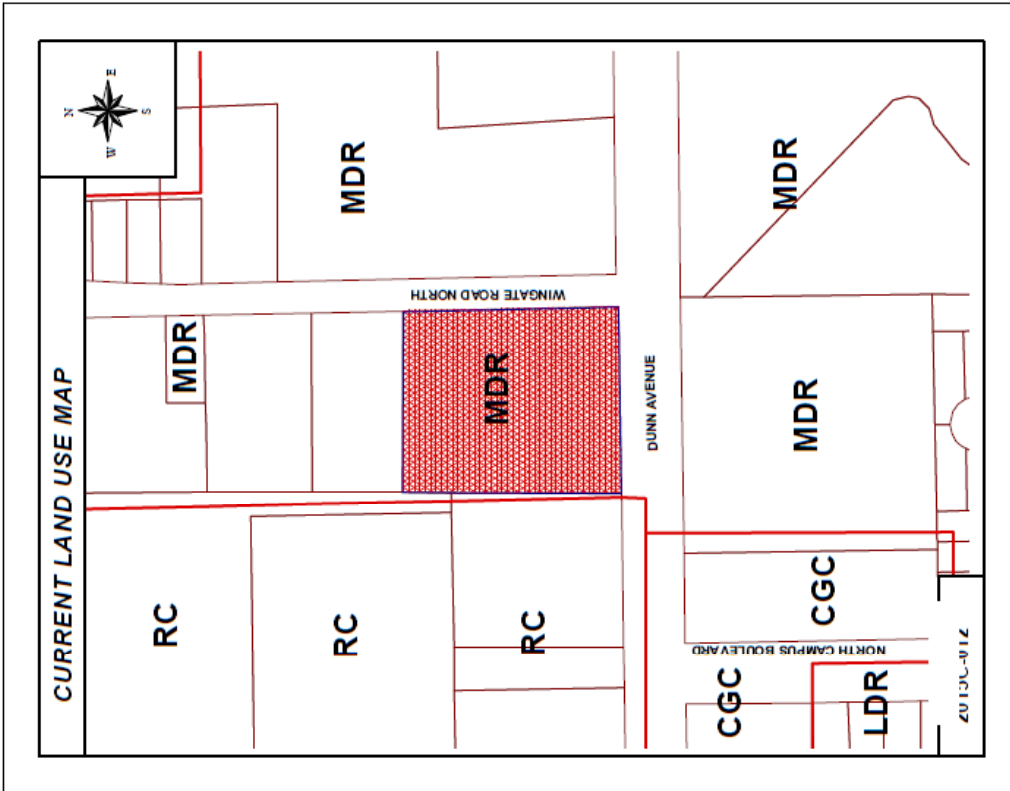
PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:

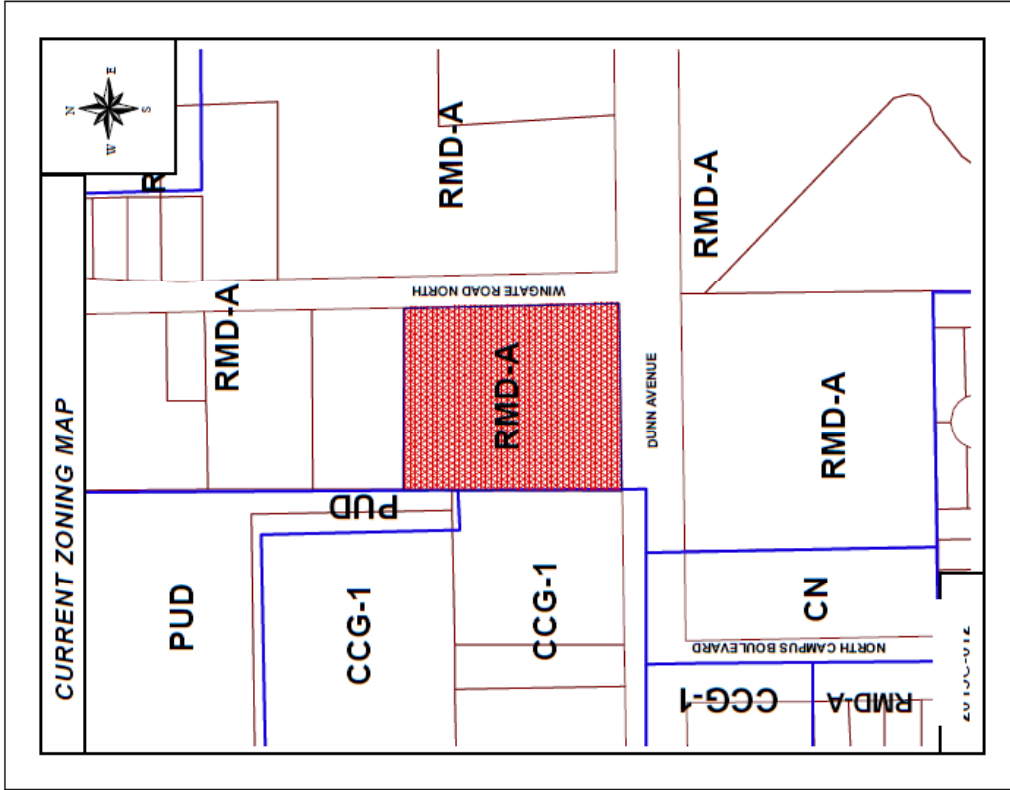


DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2015C-012



Existing FLUM Land Use Categories: Medium Density Residential (MDR)
Requested FLUM Land Use Category: Community / General Commercial (CGC)



Current Zoning District(s): Residential Medium Density -A (RMD-A)
Requested Zoning District(s): Commercial Community/General-1 (CCG-1)

ANALYSIS

Background:

The 2.49 acre subject property is located at 4105 Dunn Avenue. The property contains one house and three mobile homes. The subject property is less than one half of a mile east of the on-ramp to I-295. The site is located in Council District 7 and within the North Planning District. The site is located south of the Jacksonville International Airport and is within the 150 foot Civilian Height and Hazard Zone for the airport. Dunn Avenue is a four-lane road with a dedicated center turning lane and is classified as a minor arterial roadway. The applicant proposes a future land use amendment from Medium Density Residential (MDR) to Community/General Commercial (CGC) and a rezoning from Residential Medium Density–A (RMD-A) to Commercial Community General-1(CCG-1) to develop commercial uses similar to the commercial uses found to the west and south of the property.

The area surrounding the site is characterized by a mix of commercial, office, single family homes, vacant land and a rehabilitation center. The intersection of North Campus Boulevard, which is the entrance to Florida State College, and Dunn Avenue is approximately 288 feet west of the subject property and has newly developed commercial sites including a gas station/convenience store on both the north and south side of Dunn Avenue. The property that abuts the west side of the subject site has a land use category of Regional Commercial (RC) and has been developed in part as a Goodwill store. (See Amendment A - Land Utilization Map and Amendment D - Aerial map) The RC land use category was developed for large commercial development and meets the standards and guidelines for developments of regional impact (DRI). The RC land use encompasses five lots located to the west of the subject property. One of those lots is 107 acres and abuts five single family lots located on Wingate Road north of the subject property. The 107 acres is being developed as a medical center by Baptist Hospital. Wingate Road is approximately 0.6 miles long and dead ends at the Baptist Hospital property. (See Dual Map on page 2)

The entire length of Dunn Ave from I-95 west to I-295 is predominately CGC except for the 0.7 miles just west of Lem Turner Road to just east of North Campus Boulevard and encompassing the subject property. The Dunn Avenue and Main Street Corridor Revitalization Plan does not extend west past Lem Turner Road to this area of Dunn Ave. The plan does identify the intersection of Dunn Avenue and Lem Turner Road as an important nodal site to be developed as a village concept mixed use center. The plan states it would be “the creation of a focal point for the surrounding neighborhoods, as well as demonstrating new investment that would have a ripple effect on surrounding parcels.”

According to the Development Areas Map in the Future Land Use Element, the site is located with the Suburban Development Area. The proposed amendment is from a residential land use category to a commercial category and therefore, will not have an impact on school capacity.

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 an increase of 593 new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Homes	Commercial
Land Use Category	MDR	CGC
Development Standards For Impact Assessment	15 DU per acre	.35 FAR
Development Potential	37 DU	37,962
Population Potential	93 people	N/A
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone	X 150' civilian height	
Industrial Preservation Area		X
Cultural Resources		X-
Archaeological Sensitivity		X
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X- Discharge Area
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 593 new daily external trips	
Water Provider	JEA	
Potential Water Impact	Decrease 7,577 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease 5,683 gallons per day	
Potential Solid Waste Impact	Decrease of 40.74 tons per year	
Drainage Basin/ Sub-Basin	West Branch Stream	
Recreation and Parks	Bethesda Park	
Mass Transit	204 and 1	
NATURAL FEATURES		
Elevations	20 ft.	
Soils	51 Pelham fine sand and 38 Mascotte fine sand	
Land Cover	1100 Residential low density	
Flood Zone	Flood Zone A	
Wet Lands	No	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on July 2, 2015, the required notices of public hearing signs were posted. Eighteen (18) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held August 3, 2015. There were no speakers present.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

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

- 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 the 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.
- 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.
- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

According to the category description of the Future Land Use Element (FLUE), Medium Density Residential (MDR) is intended to provide for compact low to medium density mixed use development at up to 20 units per acre. The Community/General Commercial (CGC) land

use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

The subject property is located in a developed area of the City and on a minor arterial roadway less than one half of a mile east of the I-295 access ramp. Development of the subject site as CGC is compatible with the character of the adjacent uses, especially the adjoining RC properties which will be a medical complex. Therefore, the proposed land use change aids in maintaining a compact and compatible land use pattern and is consistent with FLUE Objective 1.1 and Policy 1.1.22. The proposed amendment promotes and sustains the viability of the existing and emerging commercial/business area which offers a full range of employment opportunities to support the surrounding residential areas. As such, the proposed land use amendment is also consistent with FLUE Objectives 3.2 and 6.3.

The proposed development is located adjacent to a store and gas station fronting along Dunn Avenue. Although there are MDR properties north of the subject site, development of commercial uses on this lot will not increase non-residential traffic into the adjacent neighborhood. Therefore the proposed amendment is also consistent with FLUE Policy 3.2.4.

North Vision Plan

The application site lies within the North Jacksonville Vision Plan Area. The plan does not identify specific recommendations for the subject site. However, the Plan does summarize recommendations for future planning efforts in the vision plan area. One of the shared visions identified in the plan is to create a sense of community. The plan suggests creating a Dunn Avenue Village Center as a pedestrian oriented mixed use development that will act as a unifying element for several suburban neighborhoods. The Dunn Avenue and Main Street Corridor Revitalization Plan also identifies the intersection of Dunn Avenue and Lem Turner Road as an important nodal site to be developed as a village concept mixed use center. It would be “the creation of a focal point for the surrounding neighborhoods, as well as demonstrating new investment that would have a ripple effect on surrounding parcels.”

Strategic Regional Policy Plan Consistency

The proposed land use amendment is consistent with the following goal of the Strategic Regional Policy Plan:

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

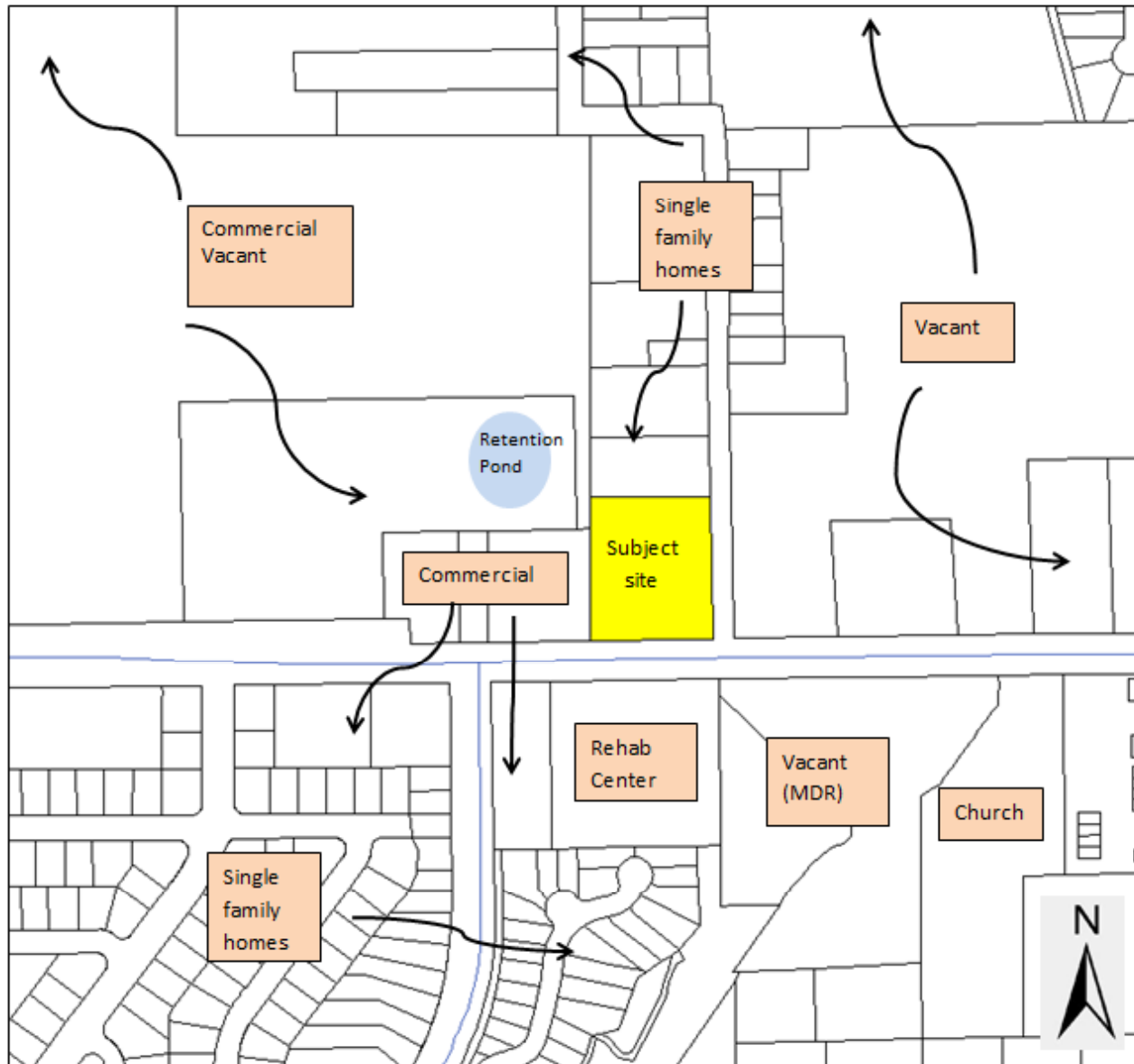
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council’s Strategic Regional Policy Plan as it would provide an additional location for the creation of new business opportunities in the northeast Florida region.

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:

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-012 MDR / RMD-A	2.49	210	1	DUs	T = X	1	0.00%	0.00%	1	
					T = 9.57 (X)	10	0.00%	0.00%		10
		240	3	DUs	T = 0.59 (X)	2	0.00%	0.00%	2	
					T = 4.99 (X)	15	0.00%	0.00%		15
Total Section 1									3	25

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-012 MDR / RMD-A	2.49	220	37	Dus	T = 0.62 (X)	53	0.00%	0.00%	53	
					T = 6.65 (X)	246	0.00%	0.00%		246
Total Section 2									53	246

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-012 CGC / CCG-1	2.49	826	37,962	1000 SF GFA	T = 2.71 (X) / 1000	103	0.00%	48.62%	53	
					T = 44.32 (X) / 1000	1,682	0.00%	48.62%		864
Total Section 3									53	864
*Net New Trips = Section 3 - Section 2 - Section 1									0	593

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

Table B

Net New Daily External Trip Distribution

a	b	= Total Net New External Trips (Table A)	c	(a*c)	(b*c)
0	593		Percent of Total Net Trips	Net New Peak Hour Trips	Net New Daily Trips
79	I-295	NEW KINGS RD (SR 15) TO DUNN AVE (SR 104)	30.01%	0	178
80	I-295	DUNN AVE (SR 104) TO LEM TURNER RD (SR 115)	1.24%	0	7
116	DUNN AVE (SR 104)	I-295 TO LEM TURNER RD	100.00%	0	593
361	NORTH CAMPUS BLVD	CAPPER RD TO DUNN AVE	1.79%	0	11

Table C

Roadway Link Analysis


Link ID Number	Road Name	Termini	Roadway Classification	Date or City Road	Numbers of Lanes	Adopted Service Volume Daily	COJ Average Daily Trips ¹	Background Traffic 1 Year Growth % ²	Volumes w/ % Growth	Existing Pk Hour Link LOS	Amended Trips Daily External	Total Trips PM Pk Hour External	Percent Capacity Used with Amended Trips	Pk Hour LOS with Land Use Change	LOS Maintained
79	I-295	NEW KINGS RD (SR 15) TO DUNN AVE (SR 104)	FREEWAY SIS	FDOT	4/D	77,900	52,600	1.00%	56,756	C	178	56,935	71.06%	C	YES
80	I-295	DUNN AVE (SR 104) TO LEM TURNER RD (SR 115)	FREEWAY SIS	FDOT	4/D	77,900	54,000	1.00%	56,756	C	7	56,762	72.87%	C	YES
116	DUNN AVE (SR 104)	I-295 TO LEM TURNER RD	ARTERIAL I	FDOT	4/D	38,900	17,050	1.00%	18,550	C	593	19,144	49.21%	C	YES
361	NORTH CAMPUS BLVD	CAPPER RD TO DUNN AVE	COLLECTOR	CITY	4/D	30,420	7,756	5.41%	10,094	C	11	10,104	33.22%	C	YES

¹ Date from City of Jacksonville Road Most recent Link Status Report dated 11/1/2014
² As determined from Trend Analysis or FDOT LOS Report, dated 6/13/2013
BOLD Indicates Directly Accessed Segment (S)

Council District: 11

ATTACHMENT C

Land Use Amendment Application:

	APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN		
Date Submitted:	5/22/15	Date Staff Report is Available to Public:	08-14-2015
Land Use Adoption Ordinance #:	2015-491	Planning Commission's LPA Public Hearing:	08-20-2015
Rezoning Ordinance #:	2015-492	1st City Council Public Hearing:	08-25-2015
JPDD Application #:	2015C-012	LUZ Committee's Public Hearing:	09-01-2015
Assigned Planner:	Jody McDaniel	2nd City Council Public Hearing:	09-08-2015
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: DAN BOSWELL 4014 RANIE ROAD JACKSONVILLE, FL 32218 Ph: (904) 476-7993 Fax: (904) 766-0477 Email: DANCBOSWELL@YAHOO.COM		Owner Information: JO CORBITT 11344 WINGATE ROAD NORTH JACKSONVILLE, FL 32210 Ph: (904) 945-6055	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	2.49	General Location:	NW CORNER OF DUNN AVENUE AND WINGATE ROAD NORTH
Real Estate #(s):	020003- 0000	Address:	4105 DUNN AVE
Planning District:	6		
Council District:	7		
Development Area:	SUBURBAN AREA		
Between Streets/Major Features:	INTERSTATE 295 and LEM TURNER ROAD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property:	1 SINGLE FAMILY AND 3 MOBILE HOMES		
Current Land Use Category/Categories and Acreage:	MDR 2.49		
Requested Land Use Category:	CGC	Surrounding Land Use Categories:	CGC, MDR
Justification for Land Use Amendment:	PROPERTY OWNER DESIRES TO DEVELOP PROPERTY WITH CONVENTIONAL COMMERCIAL USES COMPATIBLE WITH ADJOINING COMMERCIAL USES TO THE WEST AND SOUTHWEST.		
<u>UTILITIES</u>			
Potable Water:	JEA	Sanitary Sewer	JEA
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage:	RMD-A 2.49		
Requested Zoning District:	CCG-1		
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT D

Aerial Map

