

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-583 TO
PLANNED UNIT DEVELOPMENT

JANUARY 7, 2016

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 **2015-0583**.

Location: 3924 and 4000 Spring Park Road
Between Fulton Avenue and Shasta Drive, Spring
Park Road and Interstate 95.

Real Estate Numbers: 127886 0000
127888 0000
127144 0000

Current Zoning District: Residential Low Density-60 (RLD-60)
Planned Unit Development (PUD 1988-1071-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Lori N. Boyer, District 5

Applicant/Agent: Charlie Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida 32211

Owner: Faith United Methodist Church of Jacksonville, Inc.
4000 Spring Park Road
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-0583** seeks to rezone approximately 13.60+/- acres from RLD-60 and PUD (1988-1071-E) to PUD. The applicant seeks to bring all of the property commonly held by Faith United Methodist Church under a single PUD Zoning. Current existing uses include sanctuary, fellowship hall, parsonage, security residences, educational, classroom, and library facilities, gymnasium, small recreational vehicle park, playgrounds and ball field, meeting and office space, and storage and maintenance buildings. Most of these uses currently reside on the southern half of the property. The property includes a shallow ravine area with creek tributary and free flowing water. A wooden pedestrian bridge crosses this ravine to connect the vacant and undeveloped land area to the north.

The existing PUD authorizes a child day care facility for up to 150 children with related playground facilities, parking, and signage. The proposed PUD seeks to expand the permitted uses allowed on site to include the existing Church and related professional office uses, a maximum of three (single-family) security residences, a school for up to 400 students, existing child day care center for up to 150 children, and one proposed adult day care for up to 150 adults or one housing for the elderly for up to 100 persons, recreational vehicle park for up to eighteen vehicles, and accessory uses and structures associated with the above listed uses. There will be no additional uses allowed by Zoning Exception on the property.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent 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 Planning and Development Department finds that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan and is consistent therewith.

Residential Secondary Uses: The following secondary uses are permitted in all residential land use categories subject to the provisions of this and other elements of the 2030 Comprehensive Plan: Neighborhood supporting recreation facilities and public facilities, such as Schools, Churches and places of worship, Day care centers, Fire stations, Libraries, Community centers, Essential services, as well as supporting commercial retail sales and service establishments and Home occupations. Golf, yacht, tennis and country clubs; Driving ranges; Community residential homes; Cemeteries and mausoleums but not funeral homes or mortuaries; Bed and breakfast establishments in appropriate locations in the designated historic residential districts.

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

FLUE 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.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 *Concurrency Mobility and 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 does not intend to utilize lands for residential development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The written description indicates landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code.

Traffic and pedestrian circulation patterns: The proposed access will occur along Spring Park Road and Fulton Avenue. A review of the project by the Transportation Planning Division produced the following comments, in their memorandum dated September 8, 2015:

Spring Park Road, from Emerson Street to University Boulevard, is the directly accessed functionally classified roadway. Spring Park Road is a 2-lane divided class

II collector in this vicinity and is currently operating at an acceptable LOS C. Spring Park Road segments have a maximum daily service volume of 14,742 vpd and a 2014 daily traffic volume of 5,072. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 400 students of ITE 536 Private School K-12, 300 seats of ITE 565 Day Care Center, ITE 253 Congregate Care (Group Home) of 100 persons, and ITE 240 Mobile Home Park for up to 18 vehicles which would generate a total of 2,212 vpd and does not exceed the amount of allowable trip generation for this property.

The use and variety of building setback lines, separations, and buffering: The project proposes setbacks, lot coverage, and a height maximum similar to the CRO Zoning District, of which Churches and similar related uses are permitted. The CRO Zoning District is often a transitional Zoning District between more intense commercial uses and low density residential neighborhoods.

Any other factor related to the proposed use:

The applicant proposes a maximum of 18 spots for a recreational vehicle park. Recreational vehicle parks are typically found on large parcel properties within the Recreation and Open Space (ROS) Zoning District, and Conservation (CSV) and Recreation and Open Space (ROS) Land Use categories. Any new development proposed in a location contiguous to a residentially zoned property there shall be a six foot visual barrier, no less than 95% opaque. Building setbacks from the property boundary along the northern boundary of Parcel 2 shall be twenty-five feet.

(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 properties subject to this PUD Rezoning are bounded by Interstate 95 to the west, Fulton Avenue to the south, Spring Park Road to the east, and a single-family subdivision accessed from Shasta Drive to the north. The surrounding area is developed in a low density manner with thick tree canopy and shaded two lane residential streets. The Fannie Taylor Home for the Aged is located northeast of the property across Spring Park Road.

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	RLD-60	Single-family homes
South	LDR	RLD-60	Single-family homes
East	LDR/ RPI	RLD-60/ CRO	Nursing Home
West	LDR	RLD-60	Interstate 95

(6) Intensity of Development

The PUD is appropriate at his location because it supports the existing residential community.

The availability and location of utility services and public facilities and services: JEA has electric, water and sewer available at this location.

Signage: Applicant proposes a maximum of two street frontage signs along Spring Park Road to a maximum area of 50 square feet per face. Signs shall not be set closer than 200 feet from each other. There are two existing signs located approximately 80 feet apart. Signs will be of a monument style, internally or externally illuminated no taller than 12 feet in height. One street frontage monument style sign along Fulton Avenue will be permitted, not to exceed 24 square feet in area and 8 feet in height. Directional signage meeting the requirements of Part 13 will be permitted.

(7) Usable open spaces plazas, recreation areas.

Incorporated into this PUD is the approved PUD 1988-1071-E, which approved a playground, parking area, and baseball field on the northern portion of the property (RE 127144 0000). The property will be developed with a diverse array of open space and recreational options.

(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

The project site is less than 50 acres; no listed wildlife report is required.

(10) Off-street parking including loading and unloading areas.

Parking on site will meet the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September, 2015 the required Notice of Public Hearing sign **was not** posted. However, a sign posted affidavit returned to the Planning Department dated September 3rd, 2015 indicated the sign had been posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-583** be **APPROVED with the following exhibits:**

1. The original legal description dated June 25, 2015.
2. The revised written description dated December 22, 2015.
3. The revised site plan dated December 22, 2015.



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Northern portion of the property, currently governed by PUD 1988-1071-E.
Source: JaxGIS System Date: September 9, 2015



Faith United Methodist Church main campus, zoned RLD-60.
Source: JaxGIS System Date: September 9, 2015



One of two main entrances from Spring Park Road.

Source: Staff, Planning and Development Department

Date: September 2, 2015



Main exit onto Spring Park Road.

Source: Staff, Planning and Development Department

Date: September 2, 2015



Daycare and classroom space existing on site, along Spring Park Road.

Source: Staff, Planning and Development Department

Date: September 2, 2015



Pedestrian entryway along Fulton Avenue.

Source: Staff, Planning and Development Department

Date: September 2, 2015



Entry onto the campus from Fulton Avenue.

Source: Staff, Planning and Development Department

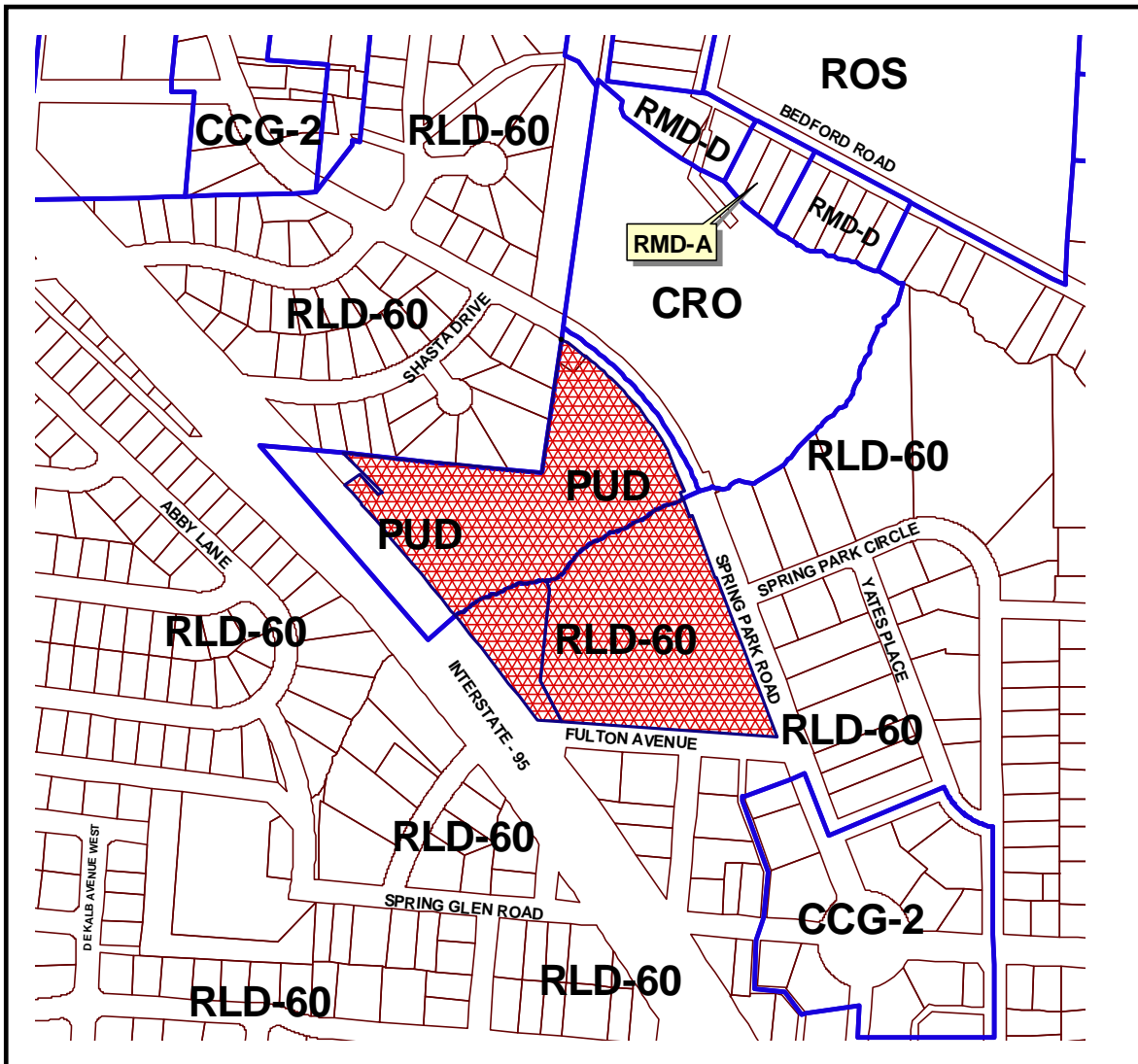
Date: September 2, 2015



Single-family homes along the south side of Fulton Avenue.

Source: Staff, Planning and Development Department

Date: September 2, 2015



<p>REQUEST SOUGHT:</p> <p>FROM: PUD & RLD-60</p> <p>TO: PUD</p>		<p>COUNCIL DISTRICT: 5</p>
<p>ORDINANCE NUMBER:</p>	<p>TRACKING NUMBER: T-2015-0840</p>	<p>Exhibit 2</p>