CURRENT PLANNING DIVISION



October 8, 2015

Chris Hagan, Vice Chair

Nate Day Jerry Friley

Joey McKinnon

Daniel Blanchard, Secretary

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.: 2015-629 Application for: San Jose Senior Housing PUD Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council: Pursuant to the provisions of Section 30.204 and Section 656.129, Ordinance Code, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ"). ☐ Deny Approve with Conditions Recommendation by JPDD: Approve Approve Approve with Conditions Recommendation by PC to LUZ: Denv PC Vote: 5-0 • PC Commentary: The commissioners heard testimony from the general public who had concerns when they saw the original site plan, but after meeting with the developer and seeing the revised site plan were generally in favor. There still was some concern about the height of the building in relation to the residences. The revised site plan AS-1 dated 10-15-2015 removed the access from Mandarin Meadows Road. Therefore the Department saw no need for condition #5 and recommended the condition be deleted. Nay <u>Abstain</u> <u>Absent</u> <u>Aye</u> S. Lisa King, Chair

PLANNING & DEVELOPMENT DEPARTMENT

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- This rezoning is subject to the following exhibits:
 - 1. The original legal description dated July 27, 2015.
 - 2. The original written description dated August 24, 2015.
 - 3. The original revised site plans dated June 23 15 and June 26, 2015.
 - 4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 29, 2015 or as otherwise approved by the Planning and Development Department.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.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, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, 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.
 - 2. Dumpsters shall be located at least 50 feet from residentially zoned properties, subject to the review and approval of the Planning and Development Department.
 - 3. Prior to construction activity, the developer shall install a minimum eight (8) foot high, 85% opaque fence and visual screen in the buffer between uncomplimentary land uses. The fence material shall be wood, wood composite, or vinyl.
 - 4. All Live Oak trees installed as part of the new buffer between uncomplimentary land uses shall be minimum 4 inch caliper.
 - 5. There shall not be any ingress and egress from Mandarin Meadows Drive.
 - 6. There shall be a minimum twenty-four (24) building setback from any residentially zoned property.
- *Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are <u>underlined</u> and deletions are indicated with a <u>strikethrough</u>.
- Recommended PC Conditions that can be incorporated into the Written Description: Nonoe

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

Sincerely,

Bruce E. Lewis, City Planner Supervisor

Planning and Development Department