

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-658 TO
PLANNED UNIT DEVELOPMENT
OCTOBER 22, 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 **2015-658** to Planned Unit Development.

Location: 0 A.C. Skinner Parkway; on the western side of the A.C. Skinner Parkway and Southside Boulevard intersection, south of JT Butler Boulevard

Real Estate Number(s): 147982-8820

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: Paul M. Harden, Esq.
Law Offices of Paul Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: James Efstathion
Southwest Quadrant Joint Venture
3121 Venture Place, Suite 1
Jacksonville, Florida 32257

Jeffery Beck
SWQ Holdings, Inc.
433 Plaza Real, Suite 275
Boca Raton, Florida 33432

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2015-658** seeks to rezone approximately 20.49 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought so that the property can be developed with two parcels. Parcel A will be developed as a multi-family development with a maximum of 378 multi-family dwelling units. Parcel B will continue to permit CCG-1 type uses. The split of parcels is intended to meet the 80/20 split of CGC lands to allow multi-family use in that land use category.

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 Community General Commercial (CGC) 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. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. The uses provided herein shall be applicable to all CGC sites within the Urban Area:

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it's part of a commercial/retail sales or service establishment and the accessory use is located on a road classified as collector or higher on the Functional Highway Classification Map.

The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.

(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): Community General Commercial (CGC). 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:

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 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.

FLUE Policy 1.1.20 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.

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.

The PUD proposes the concept of a mixed-use development scaled for and complimentary to the pedestrian and surrounding uses. It includes a mix of land uses integrated vertically and horizontally; internal and external vehicular connectivity; and the use of performance standards for the overall project that establishes a unique quality, identity and character.

(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 multi-family development with up to 378 units. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The Applicant proposes to provide open spaces and passive recreation areas that may include a pool, playground or play areas. A minimum of one-hundred fifty (150) square feet will be provided per unit.

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. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses. Landscaping may be relocated to other areas of the site.

The treatment of pedestrian ways: The project will be required to provide an internal and external pedestrian system that meets the requirements of the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: According to the submitted site plan showing multi-family residential, the property will be accessed through one primary access driveway from A.C. Skinner Parkway. Internal traffic circulation consists of walks along the driveways lined with parking. Cross access will be encouraged between adjacent parcels and/or out parcels. The Applicant proposes that prior to verification of substantial compliance, the location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

The variety and design of dwelling types: According to the site plan, there are a total of five (5) residential buildings proposed along with a clubhouse and accessory structure. There will be a variety of unit sizes; one bedroom, two bedrooms, and three bedrooms.

Signage: The applicant proposes one double-faced or two single-faced illuminated monument style identification signs not to exceed 60 square feet in area per sign face and twenty feet in height at the entrance of the development. Staff recommends that the multi-family use be required to follow Part 13 of the Code for multi-family residential development signage requirements. The standard Code sets a limit to the size and area of monument style signage in RMD Zoned Districts to 24 square feet in area and 20 feet in height.

(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 an area largely surrounded by large tracts of undeveloped land located along a major roadway, A.C. Skinner Parkway. The areas directly adjacent to Southside Boulevard south of the J.T.B Boulevard Expressway are characterized predominantly by master planned apartment complexes, professional offices, business parks, and commercial office headquarters. Apartment or commercial development as proposed in the PUD is appropriate and consistent with the emerging character of the surrounding 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(s)
North	CGC	CRO	Retirement/nursing home
East	CGC	PUD (1988-427-E)	Office
South	RPI	CRO	Church/Apartments
West	CSV	CSV	Conservation

The property has current land use and zoning designations of: CGC/CCG-1. The property is currently vacant. Surrounding uses include: CGC/CRO to the north (nursing home); CGC/PUD to the east across Southside Boulevard (commercial office); RPI/CRO to the south (church); and CSV/CSV (vacant) to the west. The site will be developed with two parcels.

Parcel A will be developed as a multi-family development, as per the attached site plan. Parcel B will continue with CCG-1 uses. The split of parcels is intended to meet the 80/20 split of CGC lands to allow multi-family use in that land use category

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. Multi-family development at this location complements the existing hospital, various office and commercial uses by increasing the housing options for those that are employed in the immediate area.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a multi-family development, which is not to exceed 378 dwelling units. The PUD is appropriate at this location because it will support the existing offices, businesses, service establishments and hospital in the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: In the current configuration, the site will consist of several apartment building “types” of varying but similar footprint size.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Each residential building will be setback a minimum of 15 feet from the property periphery boundaries, and there will be no less than 20 feet between residential buildings meeting “end to end”, and not less than twenty five feet between residential buildings meeting “face to end”. The maximum height of structures is limited to sixty-five (65) feet.

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD is accessed by A.C. Skinner Parkway which connects to Southside Boulevard and JTB Blvd.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. There will be a minimum of 150 square feet of recreation area per residential unit.

(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 identify 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.

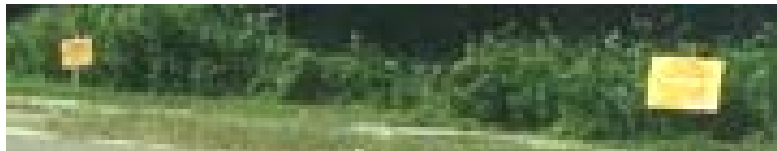
The site is required to be developed in accordance with Part 6 of the Zoning Code. Parking will be provided at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling unit. Up to 30% of the total parking spaces may be compact spaces.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 22, 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 **2015-658** be **APPROVED with the following exhibits:**

1. The original legal description dated August 19, 2015
2. The original written description dated September 2, 2015
3. The original site plan dated August 12, 2015
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated October 12, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-658** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. Signage for multi-family uses shall be limited to 24 square feet in area and 20 feet in height.



Aerial view of the subject site facing north



View of the subject site on the right facing south along AC Skinner Pkwy.



View of the subject site on the right facing south along AC Skinner Pkwy.



View of the subject site on the right facing south along AC Skinner Pkwy.



View of the subject site on the right facing south along AC Skinner Pkwy.



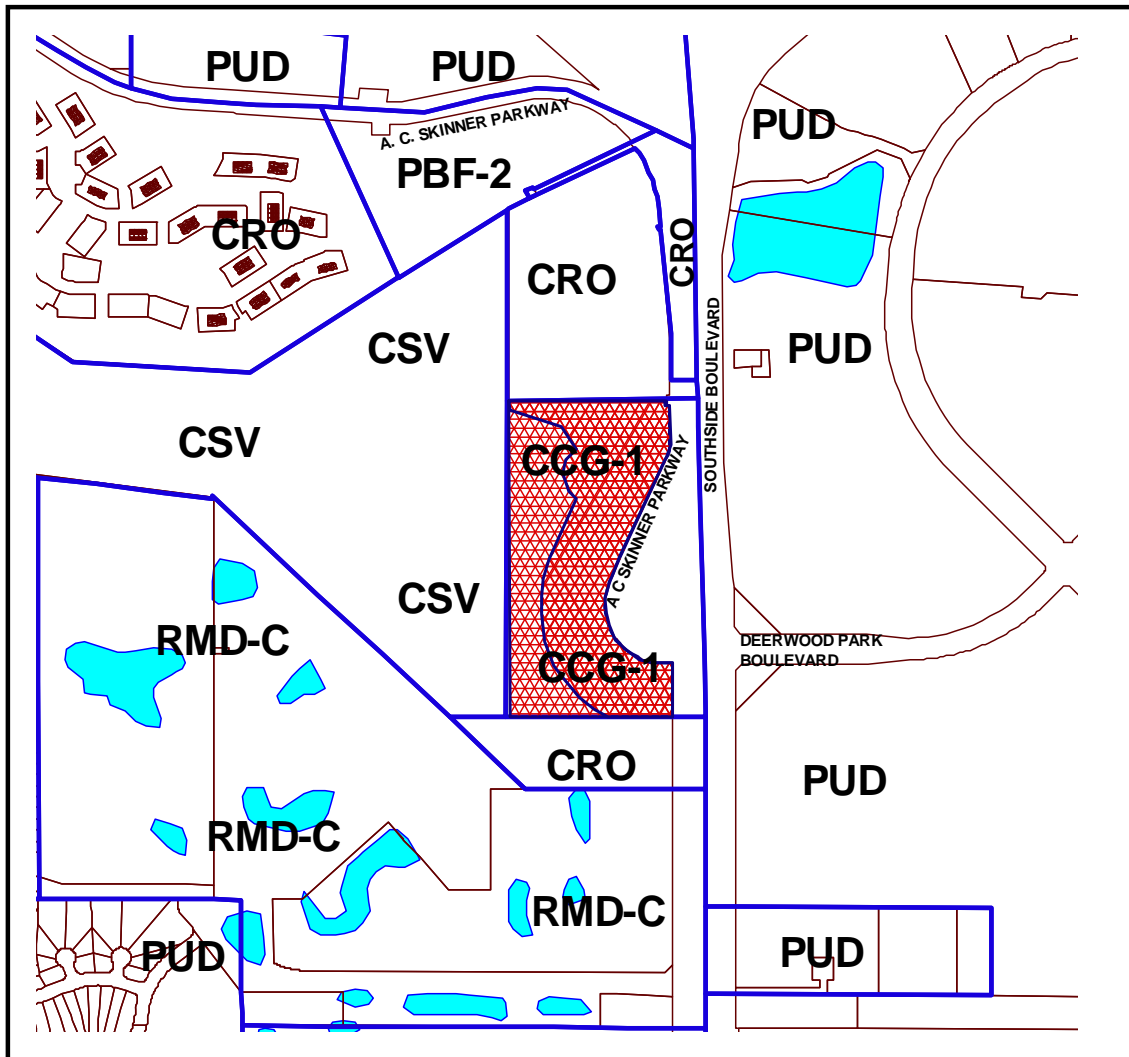
View of the subject site on the right facing south at the AC Skinner Pkwy./Southside Bv. intersection



The subject site facing west from the AC Skinner Pkwy/Southside Blvd intersection



The subject site facing west from the AC Skinner Pkwy/Southside Blvd intersection



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0100 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER: ORD-2015-0658</p>	<p>TRACKING NUMBER: T-2015-0919</p>	<p>Exhibit 2</p>