

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-0659 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 2015-0659 to Planned Unit Development.

Location: 290 St. Johns Bluff Road
Between Atlantic Boulevard
and Airport Terrace Drive

Real Estate Number(s): 163191-0010, 163196-0010, 163192-0010

Current Zoning District: Commercial-Residential-Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Tony Robbins, AICP

City Council District: The Honorable Al Ferraro, District 2

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Giovanni Nozzolillo
2030 Piping Plover Way
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE with Conditions**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0659** seeks to rezone approximately 1.74 acres of land from CRO to PUD. The property was permitted and developed in 2014-15 according to the Zoning Code requirements of the CRO district, except that a sign larger than that allowed by the CRO district (and also a banner sign) were installed without permits. The property was cited (CV#544429) for oversized and unpermitted signage. This application is the minimum recourse available to the applicant to seek permission for a larger (wall) sign. The banner sign has been removed. Otherwise, a land use change and rezoning to a commercial district would be required.

This request to rezone to PUD is sought to allow the continuance of the non-conforming commercial sized wall sign (10 percent of façade area). Although developed to CRO standards, the application also requests yard reductions for 20 feet to zero feet, also consistent with the CCG-1 and CCG-2 districts. The property is located on St. Johns Bluff Road (a collector roadway). It is located in the Suburban Development Area and is directly across the road from open field, aircraft hangers, and storage space on the Craig Airport property (PBF-3).

Under current CRO zoning the maximum allowable wall sign on a lot of less than three acres is 32 square feet (or five square feet wall sign with a monument sign of 24 square feet maximum). A sign waiver would allow only for a maximum increase of 25 percent of area to 40 square feet maximum. Applicant seeks permission to provide a wall sign that is consistent with nearby commercial zoning districts in that it will not exceed ten percent of the area of the occupied façade (which is 232 square feet). This request for a wall sign up to 10 percent of the façade area is allowable in the RPI functional land use category were it to have PBF zoning (as a secondary use).

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 Planned Unit Development is a primary zoning district in the Residential-Professional-Institutional (RPI) functional land use category. The proposed use and development pattern is generally consistent with the CRO zoning district. The property is currently zoned CRO and is allowable as a primary zoning district in this functional land use category.

RPI - SUBURBAN AREA (SA) INTENT

RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

(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, meet all portions of the City's land use regulations and further their intent by providing specific development standards. Those standards were met when the site was developed for the current use in 2013.

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-Professional-Office.

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 Policy 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, 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 and Mobility Management System of the Ordinance Code, the development has been 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 does not include residential development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the current land development standards and the requirements of the CRO zoning district for the existing use.

(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 compliance with the current land development standards and requirements of the CRO zoning district except that this request allows an increase of the allowable wall signage from 32 square feet maximum to 232 square feet maximum area and reduces the yard requirements from 20 feet to zero feet. External compatibility is maintained by the distance separation of approximately 120 feet from the right-of-way to the building façade and sign location. The signage requested is already allowable directly across St. Johns Bluff Road on Craig Airport property; and on commercial automotive dealerships directly to the south of the subject property.

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/RPI | RLD-60/CRO | Warehouse/Single Residence |
| East | PBF | PBF-3 | Jacksonville Airport Authority |
| South | RPI | CRO | Undeveloped Commercial Office |
| West | RPI | CRO | Auto dealerships beyond Single Family Residential |

(6) Intensity of Development

The proposed development is a single-use fitness facility as described in (Sec. 656.311(III)(a)(15)). The PUD is appropriate at this location because it will support the

existing industrial, commercial and residential establishments in the area. The increased size of the signage will be attenuated by the distance separation from the public right-of-way, the mass of the structure to which it is attached, will be partially obscured by required landscape plantings (required vehicular use area buffer trees), and will be consistent with commercial businesses to the south and the airport directly across St. Johns Bluff road.

(7) Usable open spaces plazas, recreation areas.

The existing structure and site has been developed with the required amount of open space, landscaping and parking.

(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.

(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 has been developed in accordance with Part 6 of the Zoning Code. No redevelopment is anticipated at this time. **However, the written description of the PUD is not clear as to compliance with Part 6 requirements.**

(11) Sidewalks, trails, and bikeways

The project is developed with a side walk that meets the requirements of the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 6, 2015 the required Notice of Public Hearing sign **were** posted.



Figure 1. Subject property viewed looking west from St. Johns Bluff Road showing notice sign posted.

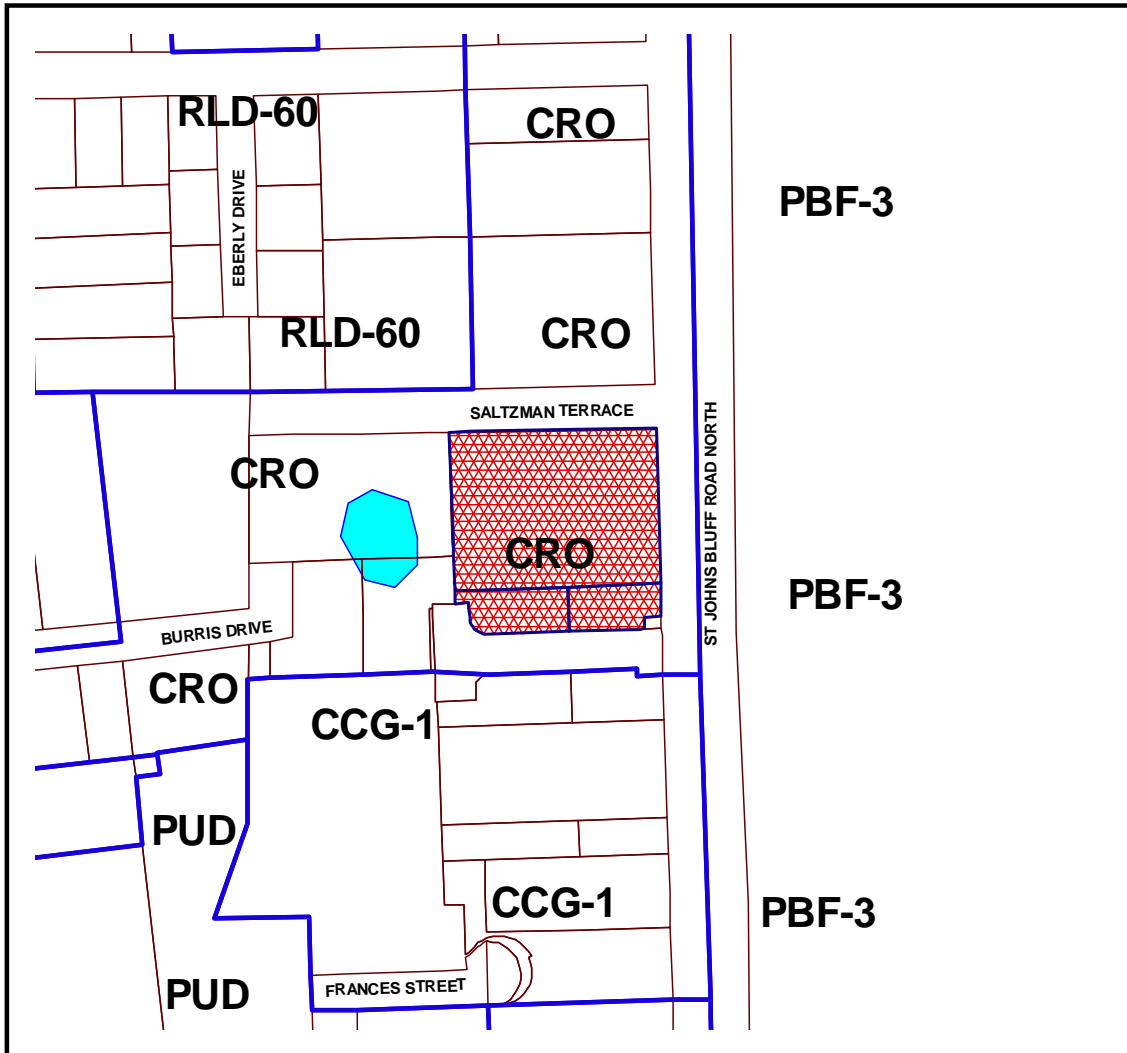
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-0659** be **APPROVED** with the following exhibits:

The original legal description dated September 10, 2015.
The original written description dated July 1, 2015.
The original site plan dated July, 2013.

The subject property has been developed as 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 **2015-0659** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. Wall signage area shall not exceed ten percent of the area of the occupancy frontage.
2. Parking shall be provided pursuant to Sec. 656, Part 6.
3. Yard requirements shall be per the CRO zoning district.



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| <p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p> | | <p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 2</p> |
| <p>ORDINANCE NUMBER: ORD-2015-0659</p> | <p>TRACKING NUMBER: T-2015-0815</p> | <p>Exhibit 2</p> |