

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-686 TO**

**PLANNED UNIT DEVELOPMENT**

**NOVEMBER 5, 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 **2015-686** to Planned Unit Development.

***Location:*** North side of Baymeadows Road  
Between Bayberry Road and Baymeadows Way

***Real Estate Number(s):*** 152741-0210

***Current Zoning District:*** Planned Unit Development (PUD 2005-923-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Business Park (BP)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Danny Becton, District 11

***Applicant/Agent:*** Scott Meadows and Hilton Meadows  
Diversified Environmental Planning  
900 Cesery Boulevard, Suite 103  
Jacksonville, Florida 32211

***Owner:*** William E. and Arlene Kight  
8196 Hollyridge Road  
Jacksonville, Florida 32256

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### GENERAL INFORMATION

Application for Planned Unit Development **2015-686** seeks to rezone approximately 0.69 acres of land from PUD to PUD. The current PUD contains a condition which limited the number of dogs to a maximum of sixty (60) at the facility. The rezoning to PUD is being sought to increase the number of dogs to 150. A search of the CARE System from 2005 to 2015 did not turn up any open or closed complaints.

### 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 Business Park (BP) 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. Business Park (BP) is a category primarily intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Development within the category should be compact and connected and should support multi-modal transportation. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

The uses provided herein shall be applicable to all BP sites within the Urban Priority Area and the Urban Area.

**Principal Uses:** Offices; Business and professional offices; Banks; Financial institutions; Research and development activities; Radio and TV studios; Commercial retail sales and service establishments; Major institutions; Light manufacturing; fabrication and assembly; Light industrial; Warehousing; Multi-family dwellings; Live/work units; Hotels and motels; Off street parking lots and garages when combined with another principal use.

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Communication facilities; Utility plants and facilities; Off-street parking lots; Vocational trade, technical or industrial schools; and similar public facilities. The following secondary uses shall not be permitted: Bed and breakfast; Cemeteries, mausoleums, funeral homes or mortuaries; Driving ranges; Golf, yacht, tennis and country clubs; Commercial fishing or hunting camps; Dude

ranches; Fairgrounds; Riding academies; Shooting ranges; Stadiums and arenas; Yard waste composting; Camping grounds; Crematoria; Private camps.

**Accessory Uses:** Outside storage accessory to a permitted use may be permitted provided it is visually screened pursuant to supplemental performance standards and criteria of the Land Development Regulations.

*(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): Business Park (BP). 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. Policy 1.1.9** Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

**F.L.U.E. Policy 1.1.11** Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

**F.L.U.E. 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.

**F.L.U.E. Policy 3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

*(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 commercial service establishment. 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 streetscape: The existing streetscape will not change. There is a single sign which advertises both Camp Bow Wow and the veterinarian.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site is narrow and the buildings and parking area fill the majority of the site. A portion of the parking lot is used for outdoor recreation for the dogs.

Traffic and pedestrian circulation patterns: There is one ingress/egress drive on Baymeadows Road. No other access is proposed.

The use and variety of building sizes and architectural styles: There are two buildings on the site. A veterinary clinic is located close to Baymeadows Road, Camp Bow Wow is located in a metal building behind the veterinarian building.

Compatible relationship between land uses in a mixed use project: The facility has operated at the site since 2005. The adjacent veterinary clinic and canine day care facility are compatible.

*(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 where residential, office, commercial and institutional uses function as a mixed-use development. The canine day care/overnight stay facility at this location complements the existing storage facilities, various office and commercial uses.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	BP	IBP	Self-storage facility
South	CGC	CCG-1	Restaurants, Sheraton Hotel
East	BP	IBP	Self-storage facility
West	BP	IBP	Offices

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 PUD was approved with the six conditions below.

1. The development shall be subject to the original legal description dated July 25, 2005, written description dated July 22, 2005 and site plan dated July 25, 2005.
2. The development shall be subject to no more than sixty (60) dogs on site at any one time.
3. The Applicant shall enclose the existing gap in that portion of the concrete block wall along the western property line using a dark-stained, wood fence and shall block access to the adjacent property to the west along the northwesterly property line between the existing building on the subject property and the existing wall along the western property line.
4. The Applicant shall enclose all outdoor play areas/exercise yards with a seven (7) foot fence composed of six (6)-foot, white vinyl with one (1) foot lattice fencing.
5. Between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, dogs shall be allowed outside in the play areas/exercise yards for no longer than 10 minutes per hour.
6. The Applicant shall contract with a licensed waste hauler to empty its dumpster(s) a

minimum of two (2) times per week. In the event the City receives a complaint regarding smells associated with the dumpsters from the dog waste, after notification by the City of such complaint, the Applicant shall increase the frequency of the waste removal to three (3) times per week.

Condition #3 has been completed. It appears the fence required in condition #4 is 6 feet in height and does not contain the 1 foot lattice fencing on top. The lack of the 1 foot lattice fencing does not appear to be detrimental to the adjacent property owners. The applicant requests to remove condition #2 to increase the number to 120 dogs and condition #5 due to the fact that the additional canines will require more time outside. The owner of Camp Bow Wow indicates he is complying with condition #6. Staff is of the opinion the condition should be included in the proposed PUD.

*(6) Intensity of Development*

The proposed development is consistent with the BP functional land use category as a commercial service establishment. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential uses in the area.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with the required amount of open space. An outdoor recreation area for the dogs is provided. The recreation area is screened with an opaque fence.

*(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 contains 30 parking spaces for Camp Bow Wow and the veterinarian office. The parking is sufficient for both uses. No other improvements will be made.

*(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 30, 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 **2015-686** be **APPROVED with the following exhibits:**

1. The original legal description dated September 9, 2015.
2. The revised written description dated October 1, 2015.
3. The original site plan dated September 9, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated October 20, 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 **2015-686** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, dogs shall be allowed outside in the play areas/exercise yards for no longer than 30 minutes per hour.
2. The Applicant shall contract with a licensed waste hauler to empty its dumpster(s) a minimum of two (2) times per week. In the event the City receives a complaint regarding smells associated with the dumpsters from the dog waste, after notification by the City of such complaint, the Applicant shall increase the frequency of the waste removal to three (3) times per week.



Aerial view of site. Camp bow Wow is large white building at the rear of the property.

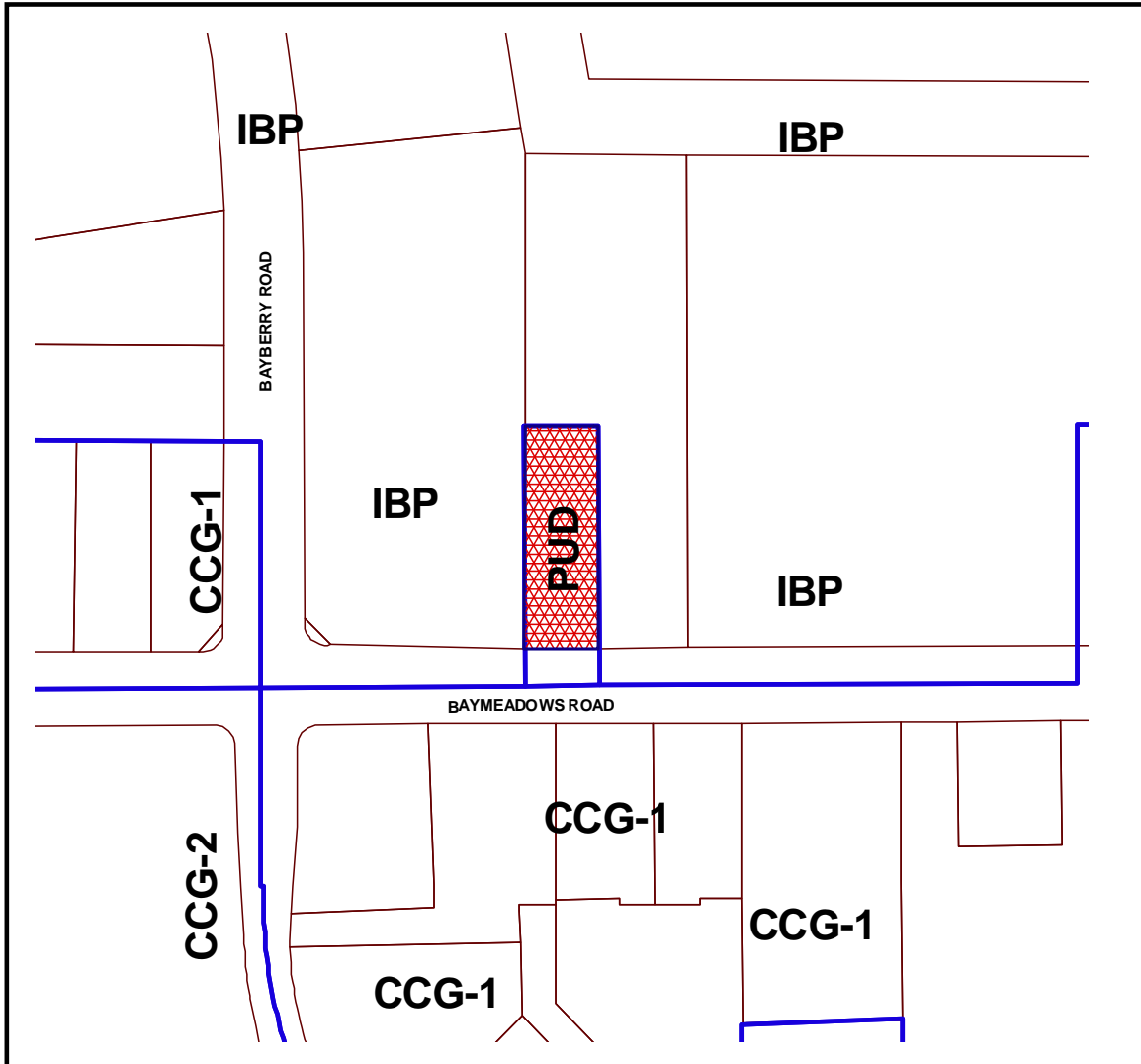




View of entrance and outside enclosure.



View of screened outside enclosure.



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>11</b></p>
<p>ORDINANCE NUMBER: <b>ORD-2015-0686</b></p>	<p>TRACKING NUMBER: <b>T-2015-0939</b></p>	<p><b>Exhibit 2</b></p>