

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-730 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 19, 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 **2015-730** to Planned Unit Development.

Location: East side of Sans Pareil Street between Bayonne Street and Versailles Street and west side of Kernan Boulevard South

Real Estate Number(s): 165939-0000, 167065-0200

Current Zoning District: Residential Medium Density-A (RMD-A)
Planned Unit Development (PUD 2005-288-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: Michael Herzberg, AICP
4071 Cove St. Johns Road
Jacksonville, Florida 32277

Owners: DR Horton
4220 Racetrack Road
St. Johns, Florida 32259

Triangle Land Trust
1 Sleiman Parkway
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-730** seeks to rezone approximately 15.89 acres of land from RMD-A and PUD to PUD. The rezoning to PUD is being sought so the property can be developed for a maximum of 81 single family lots. The minimum lot area and width are 4,000 square feet and 40 feet, respectively. Access will be from Kernan Boulevard at the signalized intersection with The District at Kernan Apartments.

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 Medium Density Residential (MDR) 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. Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Development within the category should be compact and connected and should support multi-modal transportation. The proposed PUD proposes a gross density of 5.19 dwelling units to the acre and will have full urban services available to the site. 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.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR 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.

The uses provided herein shall be applicable to all MDR sites within the Suburban Area.

Principal Uses: Multi-family dwellings; Single-family dwellings when the predominant surrounding development typology within the MDR category is single-family;

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings; Foster care homes; Residential treatment facilities and Private clubs;

(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): Medium Density Residential (MDR). 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 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

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 1.1.10 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.

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.

(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. The mobility reservation and CRC for 65 lots expired on October 1, 2015. The owner will need to re-apply for the total 81 lots.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. 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 proposed streetscape of the proposed development will be similar to other subdivisions in the area.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The development is proposing a maximum of 81 lots and therefore pursuant to Section 656.420 (b), Zoning Code may pay a recreation fee of \$250/lot or provide a minimum of 435 square feet/lot of usable uplands. The site plan does not show any recreation area.

The use of topography, physical environment and other natural features: The proposed site plan does show a portion of the site which is wetlands to remain undeveloped and a stormwater detention pond in the center of the site.

Traffic and pedestrian circulation patterns: The proposed development will consist of a loop road with one point of ingress/egress on Kernan Boulevard.

The use and variety of building setback lines, separations, and buffering: The written description indicates the development will be consistent with the setbacks and lot coverage in the RLD-40 Zoning District.

(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. 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.

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 dwellings
	RPI	PUD (05-288)	Undeveloped
South	LDR	RR-Acre	Southside Estates Baptist Church
East	MDR	PUD (93-258)	Multi-family apartments
West	LDR	RLD-60	Single family dwellings

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: Real Estate Number 165939-0000 was rezoned from PUD to RMD-A by Ordinance 2014-262-E. Access was intended to be via Sans Pareil Street. The proposed PUD only shows access from Kernan Boulevard and not from Sans Pareil Street.

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a single family development, which is not to exceed 81 lots. The PUD is appropriate at this location because it will provide alternative housing options in the area.

The existing residential density and intensity of use of surrounding lands: The existing single family dwellings to the

The site is served by the following schools:

Proposed students generated

Kernan Trail Elementary	14	107% capacity
Kernan Middle	6	109% capacity
Atlantic Coast High	8	95% capacity

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan shows access at the signalized intersection of Kernan Boulevard.

(7) Usable open spaces plazas, recreation areas.

The written description indicates that recreation will be provided pursuant to the Comprehensive Plan. Section 656.420 (b), Zoning Code allows the developer to pay a recreation fee of \$250/lot or provide a minimum of 435 square feet/lot of usable uplands. The site plan does not show any recreation area. The closest parks are Huffman Boulevard Park approximately 1 mile away and Beechwood Center Park approximately 1.5 miles away.

(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 does identify wetlands in the northeast corner of the property. 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 will be developed in accordance with Part 6 of the Zoning Code.

(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 November 6, 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 **2015-730** be **APPROVED with the following exhibits:**

1. The original legal description dated September 29, 2015.
2. The original written description dated October 2, 2015.
3. The original site plan dated October 1, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated November 6, 2015 or as otherwise approved by the Planning and Development Department.



Aerial View of property.

