

**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: 2015-805

APPLICATION: 2015C-023-4-10

APPLICANT: ROBERT FLEET

PROPERTY LOCATION: 5303 Cemetery Road

Acreage: 0.77

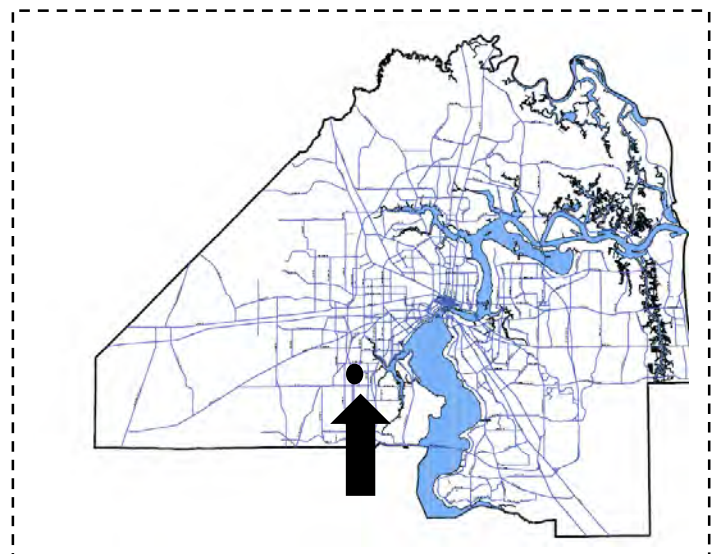
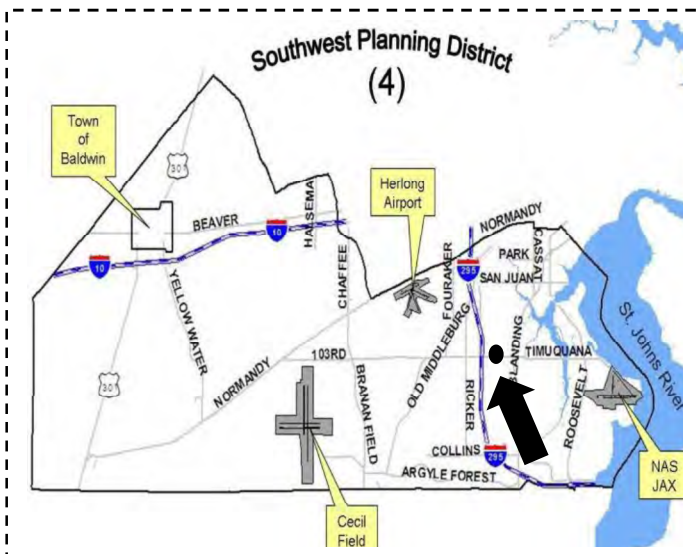
Requested Action:

	Current	Proposed
LAND USE	RPI	CGC
ZONING	CO	CCG-2

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
RPI	CGC	N/A	N/A	16,771 Sq. Ft. Office/ Commercial Uses	11,739 Sq. Ft. Commercial Uses	N/A	Decrease of 5,032 Sq. Ft. Office/ Commercial Uses

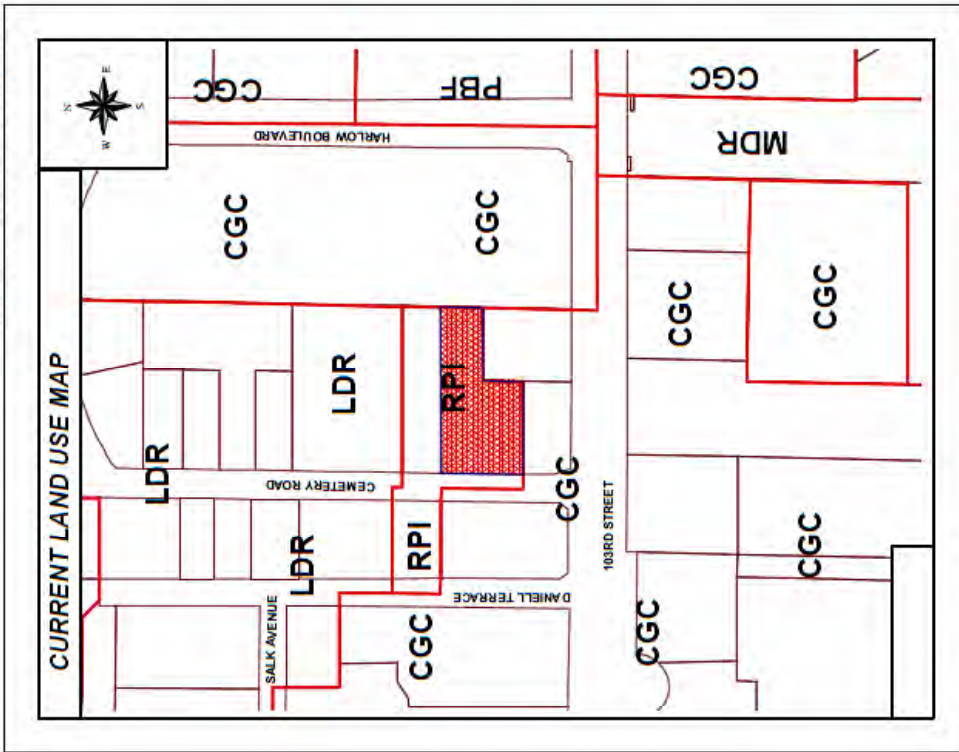
PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:



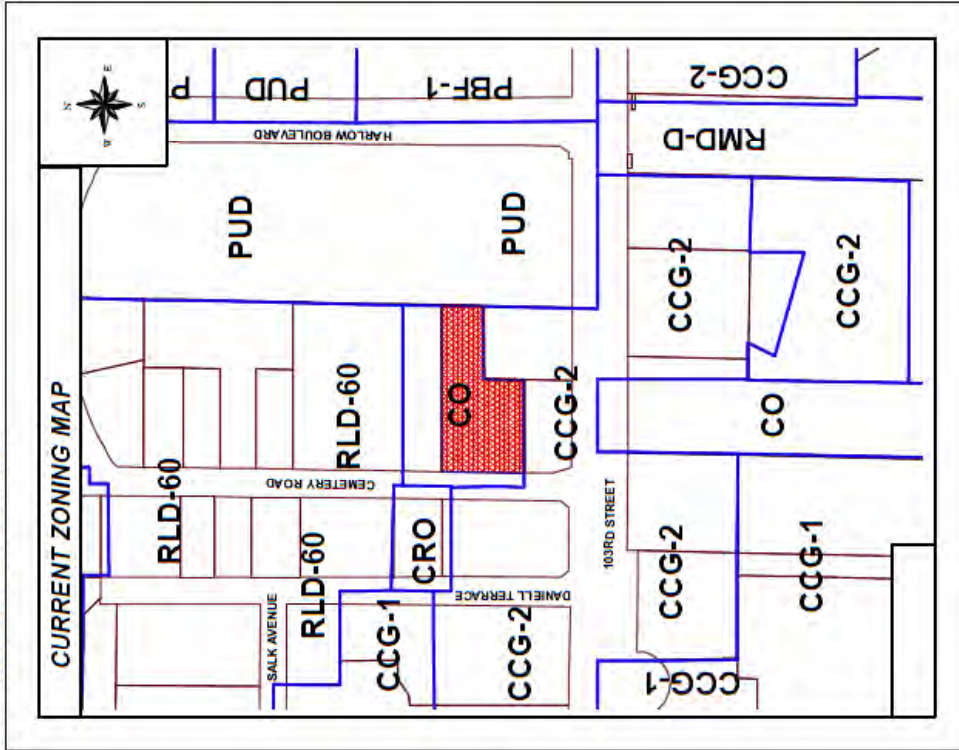
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2015C-023



Existing FLUM Land Use Categories: Residential-Professional-Institutional (RPI)

Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Commercial Office (CO)

Requested Zoning District(s): Commercial Community/General -2 (CCG-2)

ANALYSIS

Background:

The 0.77 acre amendment site is located just east of the intersection of Interstate-295 and 103rd Street. The property is located in Council District 4 and within the Southwest Planning District. Currently, the subject property is fenced along Cemetery Road and consists of a vacant single family house.

The applicant proposes a future land use amendment from Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC) and a rezoning from Commercial Office (CO) to Commercial Community/ General-2 (CCG-2). According to the applicant, the land use amendment and rezoning changes would allow for development of commercial uses similar to the commercial uses found along 103rd Street. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2015-806.

The subject site is a 0.77 acre property bounded by a RaceTrac gas station on its eastern boundary and adjacent to a real estate office immediately south. The subject property is located in an older neighborhood with a mix of single family homes, commercial uses and offices. The area surrounding the site is characterized by a mix of commercial, office, single-family dwellings and vacant land. Across the street from the subject site along Cemetery Road is a two-story office building that fronts 103rd Street. The northern boundary line of the property is adjacent to a single-family home within the RPI land use category. RPI land use immediately north to the site buffers the subject site from LDR land uses. The residential area found north of the amendment site consists of eight single-family homes. The subject site is in between LDR and CGC land uses serving as a buffer between the proposed expansion of CGC and existing LDR land use. CGC land use runs east and west along 103rd Street. Additional commercial uses found near the site include a Gate Gas Station, a U-Haul storage facility, a hotel and an auto garage. Daniels Cemetery is located at the northern terminus of Cemetery Road .

103rd Street is a divided six lane minor arterial roadway according to the Functional Highway Classification Map. Bus stops and sidewalks are located within walking distance of the subject site. Access to the site is through Cemetery Road, a narrow two lane local road. The subject property is located in a developed area of the City and 700 feet east of the I-295 access ramp. Attachment A provides a detailed picture of the existing development pattern for the immediate area. The proposed amendment does not include a residential component. Therefore, school capacity issues will not be impacted.

According to the Development Areas Map of the 2030 Comprehensive Plan, the subject property is located within the Urban Development Area.

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Transportation

Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Single Family	Commercial
Land Use Category	RPI	CGC
Development Standards For Impact Assessment	0.5 FAR	0.35 FAR
Development Potential	16,771 Sq. Ft.	11,739 Sq. Ft.
Population Potential	N/A	N/A
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	300 ft Military Height	
Industrial Preservation Area		X
Cultural Resources	Medium Probability	
Archaeological Sensitivity	Medium Probability	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4 inches	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Water Provider	JEA	
Potential Water Impact	Potential decrease of 590 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Potential decrease of 442.5 gallons per day	
Potential Solid Waste Impact	Potential decrease of 8.051 tons per year	
Drainage Basin / Sub-Basin	Fishing Creek Stream	
Recreation and Parks	1,172 ft. from Oak Hill Elementary, 550 ft. from Wess Weconnett Public Library	
Mass Transit	Route 30	
NATURAL FEATURES		
Elevations	N/A	
Soils	Leon fine sand, 0-2 percent slopes	
Land Cover	Mixed commercial and services, residential, high density	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on December 8, 2015 the required notices of public hearing signs were posted. Twenty-seven (27) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Citizen's Information Meeting on November 30, 2015. There were no speakers in opposition to the application.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Goal, Objective and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

- Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- 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.
- Policy 1.1.17 Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.
- Policy 1.1.22 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 as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed

and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

According to the Category Descriptions for the Urban Development Areas of the FLUE, the RPI future land use category primarily permits medium to high density residential, professional office and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be permitted as part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses.

The CGC Future Land Use Category is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods. Development that includes residential uses is preferred to provide support for commercial and other uses.

The subject site is located in the Urban Development Area of the Southwest Planning District, in an area with access to full urban services with bus stops and sidewalks within walking distance. The subject property is located in a developed area of the City and is contiguous to an established pattern of commercial properties along 103rd Street which provides for an appropriate and compatible transition of scale. RPI land use found immediately north of the subject site acts as a buffer between the proposed expansion of commercial use and existing residential neighborhood achieving FLUE Policies 1.1.17 and 1.1.10. The RPI boundary to the north between LDR aids the proposed CGC in preserving the residential character of the neighborhood and maintaining a compact and compatible land use pattern, consistent with FLUE Policies 1.1.22 and 3.1.3.

Due to the nature of the surrounding area, CGC land use designation is a logical extension of the existing CGC demarcation line and is buffered from LDR by the RPI category. The established land use pattern of surrounding properties does not provide a transition between CGC and LDR as is the case for this amendment. Therefore, extending the CGC line is compatible and much less intrusive than the character of the adjacent land use pattern fulfilling FLUE Goal 1 and Policies 1.1.22 and 3.2.1.

The proposed land use amendment encourages development of an underutilized property within the Urban Area of the City that already has the infrastructure, utilities, and public facilities in place to support such development. As such, the proposed land use amendment is consistent with FLUE Objective 6.3 and the original intent of Urban Development Area which encourages revitalization and use of existing infrastructure through redevelopment and infill. The proposed amendment protects the character of the nearby residential area and optimizes the combined potentials for economic benefit as required by FLUE Goal 1 and Policy. 3.2.1

Southwest Vision Plan

The subject site is located within the boundaries of the Southwest Vision Plan. The location of the site is not specifically addressed in the Vision Plan. However, under the theme of “strengthening existing neighborhoods” the focus is to protect the neighborhood and establish the importance of cohesiveness of the neighborhood and spur development. The proposed land use amendment is consistent with the Southwest Vision Plan as it promotes growth in an urban area and provides for an appropriate transition from LDR to RPI to CGC.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan:

Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

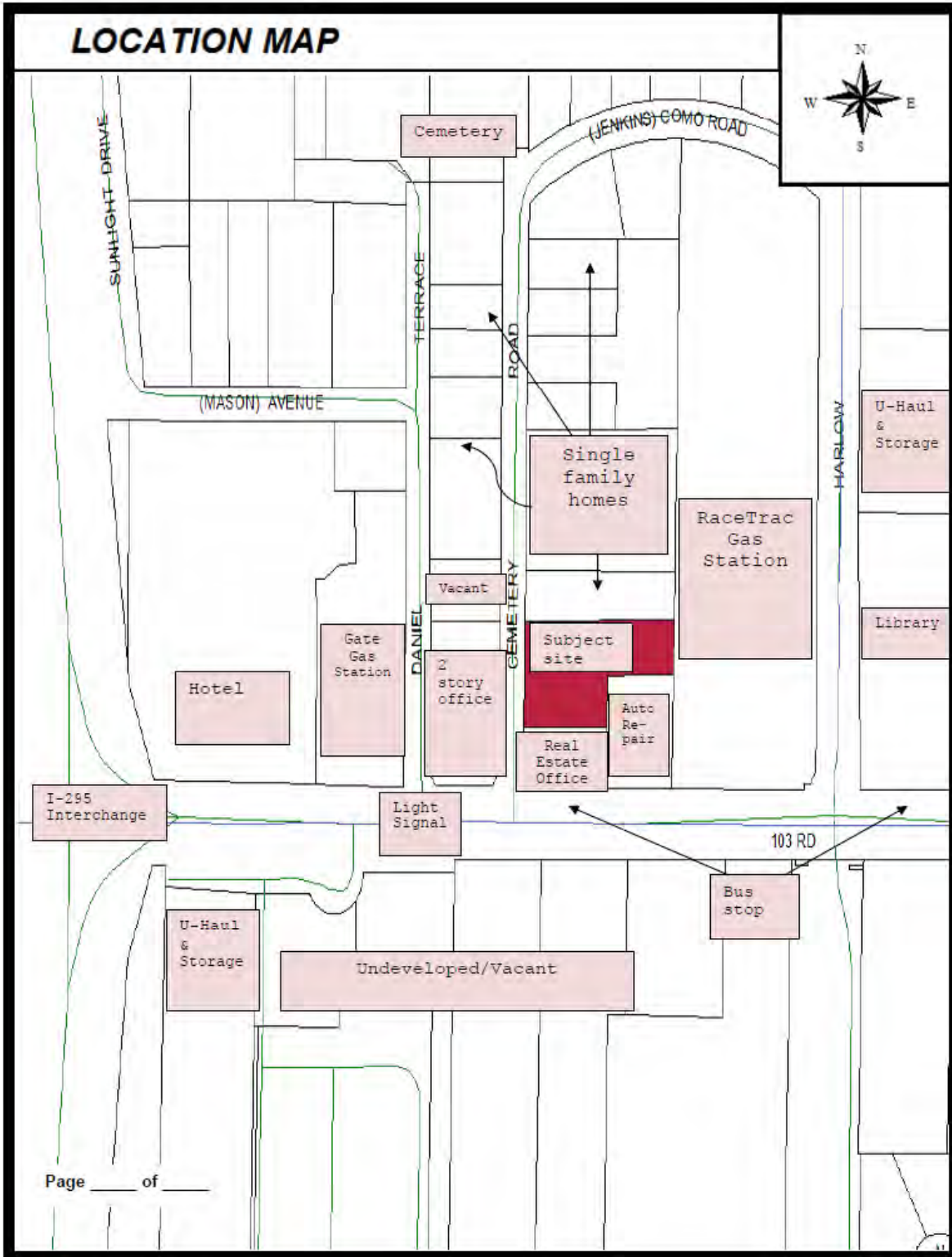
The proposed land use amendment promotes an environment that is conducive to the creation of new business and provides opportunities to further local economic growth. Therefore, the proposed amendment is consistent with Goal 2.3 of the Strategic Regional Policy Plan, Economic Development Element.

RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan and the Strategic Regional Plan.


ATTACHMENT A

Existing Land Utilization:



ATTACHMENT B

Land Use Amendment Application:

	APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN		
Date Submitted:	10/20/15	Date Staff Report is Available to Public:	12-31-2015
Land Use Adoption Ordinance #:	2015-805	Planning Commission's LPA Public Hearing:	01-07-2016
Rezoning Ordinance #:	2015-806	1st City Council Public Hearing:	01-12-2016
JPDD Application #:	2015C-023	LUZ Committee's Public Hearing:	01-20-2016
Assigned Planner:	Rosario Lacayo	2nd City Council Public Hearing:	01-26-2016
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: ROBERT FLEET FLEET & ASSOCIATES ARCHITECTS/PLANNERS, INC. 11557 HIDDEN HARBOR WAY JACKSONVILLE, FL 32223 Ph: 9046667038 Email: BFLEET@FLEETARCHITECTSPLANNERS.NET		Owner Information: JAMES JAFFA CENTURY 21 CAR WASH 103RD STREET, LLC 11150 SAN JOSE BOULEVARD JACKSONVILLE, FL 32223 Ph: 9042688612	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	0.77	General Location:	NORTH OF 103RD STREET
Real Estate #(s):	014387 0000	Address:	5303 CEMETERY RD
Planning District:	4		
Council District:	10		
Development Area:	URBAN AREA		
Between Streets/Major Features:	103RD STREET and COMO ROAD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property:	SINGLE FAMILY		
Current Land Use Category/Categories and Acreage:	RPI 0.77		
Requested Land Use Category:	CGC	Surrounding Land Use Categories:	CGC
Justification for Land Use Amendment:	TO MATCH LAND USE DESIGNATION OF ADJACENT PROPERTY FOR DEVELOPMENT OF A UNIFIED SITE AND TO MATCH SURROUNDING LAND USE DESIGNATIONS.		
<u>UTILITIES</u>			
Potable Water:	JEA	Sanitary Sewer	JEA
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage:	CO 0.77		
Requested Zoning District:	CCG-2		
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT C

Aerial:

