



March 17, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2016-55 **Application for: Roost PUD**

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD: Approve Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● PC Vote: 6-0

● PC Commentary: The agent submitted a revised written description and site plan the day of Planning Commission. The revisions incorporated recommended conditions #2, #5, #6, #7, #8, #9, #10, #11, #12.

Agent indicated this is a reasonable use. The location has historically been commercial, although designated as Residential Character Area. There were numerous speakers in opposition. Barry Bobek spoke for PROUD. The site has been vacant for 10 years. It was industrial not commercial area. The Overlay has priority over other sections of the Zoning Code. Thad Crowe spoke for RAP. Proposed uses generate over 1000 trips per day. CRO allows daytime uses not evening and weekend hours. RPI allows for limited emphasis on limited commercial uses to support residential. This should not be a destination use. Issue with intensity, outdoor dining, live entertainment and parking. 60 seat restaurant acceptable compromise. If approved, this will put pressure on Residential Character Areas in other locations of the Overlay. Other speakers opposed the application for the following reasons; Renovation of SNAP Fitness creatd runoff which caused flooding on adjacent properties. Late night lights. Several homes do not have on site parking,

residents will have to compete with customers for parking. Overlay does not allow restaurant. The request is similar to CCG-1. There are no mid-block restaurants in the Overlay. Within 3 blocks there are 40 restaurants, no need for additional restaurants. Concern about the proposed use turning into something more with more impacts. SNAP customers park in street, reducing parking for residents. Customers use driveways to turnaround and headlights create distraction. Issues of odors, lights, noise for delivery trucks, customers, etc., 2 dumpsters 25 feet from homes. PUD inconsistent with Overlay. Bought home with certain expectations of CRO zoning district and Overlay.

RAP representative indicated with the following restrictions/conditions they would be favorable – 60 seats max, no live entertainment, no outdoor sales and service and either parallel or 60 degree parking on Oak Street.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

● This rezoning is subject to the following exhibits:

1. The revised legal description dated February 3, 2016.
2. The revised written description dated ~~February 3~~ [March 16](#), 2016.
3. The revised site plan dated ~~February 3~~ [March 15](#), 2016.
4. The Development Services Memorandum dated February 9, 2016 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

1. There shall be no outside sales or service of food or alcohol [after 10:00 PM](#).
2. ~~The parking lot shall be developed with a pervious material except where there are handicap spaces, loading, or dumpster pad areas.~~
3. Hours of operation shall be limited [Monday through Thursday 6:30 AM to 11:00 PM, Friday and Saturday from 6:30 AM to 12 midnight and Sunday 6:30 AM to 11:00 PM](#)~~from 7 AM to 10 PM.~~
4. There shall be a minimum 6 feet in height, maximum 8 feet in height 95% opaque masonry, stucco, or brick veneer wall constructed on the southern and western property boundaries where adjacent to residential.
5. ~~The required on-site Loading Space shall not be located behind the eastern most building.~~
6. ~~There shall be no ground or monument style signage.~~
7. ~~The applicant shall convert the existing on-street perpendicular parking to parallel parking that meets the requirements of the Office Character Area as described in Section 656.399.23(2) of~~

PLANNING & DEVELOPMENT DEPARTMENT

- ~~the Riverside/Avondale Zoning Overlay.~~
- ~~8. On-site handicap parking spaces shall have a direct sidewalk connection to the existing Oak Street sidewalk.~~
 - ~~9. There shall be no more than one curb cut access from Oak Street to the parking lot.~~
 - ~~10. Lighting on site and within the parking lot shall be provided consistent with pedestrian scale design guidelines as detailed in figures 1.7.14(1), 1.7.15(1), 1.7.15(2), and 1.7.15(3) of the Jacksonville Design Guidelines and Best Practices Handbook.~~
 - ~~11. A knee wall between two feet and three feet in height shall be constructed along the Oak Street frontage except where to provide access.~~
 12. ~~There shall be a minimum of three tree bump-outs along the southern half of the parking aisle most adjacent to the southern property boundary.~~
 - 12.13. All commercial deliveries, grease trap and dumpster pick-ups shall be between 7:00 AM to 8:00 PM.

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Planning and Development Department