

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-055

TO PLANNED UNIT DEVELOPMENT

MARCH 3, 2016

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 **2016-055** to Planned Unit Development.

Location: 2220, 2242, and 2246 Oak Street
Between Copeland Street and Osceola Street

Real Estate Numbers: 090663 0000
090662 0000
090661 0000

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Jim Love, District 14

Agent: Steve Diebenow, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Saleebas 2216 Oak Street, LLC
One Independent Drive, Suite 3120
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2016-055** seeks to rezone approximately 0.89± acres of land from CRO to PUD. The property is located at 2220, 2242, and 2246 Oak Street between Copeland Street and Osceola Street. The property is currently developed with three connected single-story commercial structures set back zero feet from the frontage and one free standing single-story commercial structure set back zero feet from the frontage. A portion of the property between and behind these structures is currently undeveloped. The project site is located within the boundaries of the Riverside/Avondale Historic District and within the Residential Character Area of the Riverside Avondale Zoning Overlay. This section of Oak Street, between Stockton Street and Margaret Street, is a predominantly mixed use area with single-family, multi-family, professional office, medical office, and retail and restaurant uses. The property was originally built in 1927, and a laundry and dry cleaning facility operated in this location up until the mid-1990's. The property has been largely vacant since that time. Currently, the eastern most building (6,588 sq. ft.) is developed with SNAP Fitness, a 24 hour exercise and work out facility. There are approximately 18 on-street parking spaces perpendicular to the road in front of SNAP Fitness. At the time that SNAP Fitness sought to occupy the eastern most building, an Administrative Deviation, AD-12-68 was approved that permitted a reduction in the minimum required landscape buffer from 5 feet to 2.7 feet where the building was located directly adjacent to a neighboring residential property. A condition of approval of the AD was the planting of 22 trees around the perimeter of the subject property. At the time of the writing of this Report, that condition for approval had not been met; there are no trees planted around the perimeter of the property.

The rezoning to PUD is being sought for the purpose of redeveloping the property with a 150 seat restaurant serving full alcohol, both indoor and outside, a 2,000 sq. ft. expansion of the existing fitness center, and 3,000 sq. ft. of office use in Building #3. The vacant portion of the property will be developed with 42 new off-street parking spaces to serve all of the existing and proposed uses on the property.

The project site is located within the Historic Residential Character Area as designated by the Riverside Avondale Zoning Overlay. This Character Area aims to maintain and protect the predominant residential uses and seeks to identify that all new investment of non-residential uses must respect the existing character of the area by developing smaller scale non-residential uses. The property is currently zoned CRO, although the Zoning Overlay places further limitations on properties zoned CRO within the Residential Character Area. For example, a maximum 60 seat restaurant, including the retail sale and service of alcoholic beverages for on-premises consumption is a permissible use by Zoning Exception within the Office, Commercial, and Urban Transition Character Areas, but is not permissible by right or by Zoning Exception in the Historic Residential Character Area.

Final design approval of the project will be subject to the review and approval of the Historic Preservation Commission (HPC).

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 Residential Professional Institutional (RPI) functional land use categories 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. The site subject is located in the Urban Development Area (UA) and the Riverside/Avondale Historic District. The proposed PUD sets out a unified redevelopment plan for a historical commercial property. Generally, the PUD proposes a mix of commercial and office uses and potentially residential or institutional uses. Overall, the concept is consistent with both the general intent of the RPI category and with the secondary use provisions where logical extensions and expansions of pre-existing commercial retail sales and service establishments are permitted and are exempt from roadway classification and intersection requirements. However, development resulting from this PUD rezoning must comply with the mixed-use provisions of the general intent of the RPI category and thus, there must always be provision for office, residential or institutional uses on the site in addition to commercial retail sale and service establishments. This requirement is incorporated into the PUD written description.

According to the Future Land Use Element, the intent of the Urban Development Area (UA) is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development and to support multi-modal transportation and the reduction of per capital greenhouse gas emissions and vehicle miles traveled. 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.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. 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?

No. 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.

Furthermore, 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 as follows:

(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 Institutional (RPI). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

Historic Preservation Element of the 2030 Comprehensive Plan

Objective 1.4: City shall establish and improve property values, and thus the tax base of local landmarks and local historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods.

Objective 1.5: The City shall encourage the preservation of buildings in historic districts and local landmarks and sites by removing obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse.

Policy 1.5.2 The City shall pursue alternatives that will lead to the preservation, as opposed to the destruction, of landmarks, landmark sites and buildings located in designated historic districts.

Future Land Use Element of the 2030 Comprehensive Plan

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.

Policy 1.1.13: Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.

Policy 1.1.25: The City will encourage the use of such smart growth practices as: 1. Interconnectivity of transportation modes and recreation and open space areas; 2. A range

of densities and types of residential developments; 3. A mix of uses including office, commercial, and residential which encourage internal capture of trips; 4. Use of the Development Areas; 5. Revitalization of older areas and the downtown; and 6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

Objective 1.2: Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

Objective 2.2: Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas; adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized commercial areas where adequate infrastructure to support redevelopment exists.

Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.4: Permit the expansion of commercial uses adjacent to residential areas if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Policy 3.2.10: City shall encourage redevelopment and revitalization of rundown strip commercial areas.

Therefore, the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan.

(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development does not intend to utilize lands for a residential development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape:

The Applicant proposes to redevelop and reoccupy the existing contributing commercial structures (formerly Deluxe Dry Cleaning) with a 150 seat restaurant, parking lot in the rear and side, and stand-alone professional office building. The parking lot will be accessed from Oak Street and a knee wall meeting the requirements in the Overlay shall be constructed along the frontage except where to provide access. The commercial buildings will be re-occupied with commercial uses as was the original built intent of the structures. According to historic Sanborn maps, the vacant portions of the lot between the existing commercial buildings were occupied by two single-family homes, but these structures have not been present on the site for a considerable length of time. Although the property is located within the Residential Character Area of the Riverside Overlay, the established character of the existing structures and emergent character of the undeveloped space specifically between these structures is commercial. An outdoor seating area is proposed in conjunction with the proposed restaurant use. The Planning Department is of the opinion that an outdoor sales and service area is incompatible with nearby residential uses, and surrounding Residential Character Area. There are no similar outside sales or service areas in the blocks east or west of the project. Staff recommends no outside sales or service of any kind.

The use of existing and proposed landscaping:

The Zoning Code requires a minimum 10 feet wide landscape buffer where commercial uses are adjacent to residential uses. The applicant proposes providing a 5 feet landscape buffer along the southern boundary of the property, between the parking lot and multi-family residences to the south. The remainder of the project will be developed with native species to the greatest extent possible. A five feet buffer is the maximum size a landscape buffer could be provided without significantly impacting the design geometry of the parking lot and reducing available on-site parking spaces. The submitted site plan shows only one tree bump-out. The Planning Department recommends a minimum of three tree bump-outs be provided along the southern property boundary in order to create a greener edge. Furthermore, a minimum 6 feet in height, maximum 8 feet in height 95% opaque masonry, stucco, or brick veneer wall shall be constructed along the southern and western portions of the property to help buffer vehicular uses from adjacent residential properties.

Traffic and pedestrian circulation patterns:

The property will have access from Oak Street. The submitted site plan shows one full access driveway and one, one-way entry access driveway. The Planning Department recommends the elimination of the one-way access driveway so that only one full access driveway serves the proposed parking lot. A reduction in curb cuts will increase available landscape area and reduce the number of conflict points between pedestrians, cyclists, and vehicles along Oak Street.

A review of the submitted site plan by the Development Services Division produced the following comments in their memorandum dated February 9, 2016:

- 1. Onsite parking shall meet design criteria of Sec. 656.607 (k) Figure A Parking Diagrams (detail is currently found at the end of Sec. 656.609).**
- 2. Knee wall shall be located so that horizontal line of sight is not blocked at driveways (for pedestrian & vehicular safety).**

The use and variety of building setback lines:

The applicant will utilize the existing buildings on the site. No expansion of the building footprints is proposed.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes uses permitted in the CRO Zoning District by right and uses that otherwise would not be permitted in the Historic Residential Character Area of the Riverside Overlay. Notwithstanding the proposed restaurant use and expansion of SNAP Fitness, the Planning Department recommends further limitation of proposed uses to those permitted in the CRO Zoning District within the Historic Residential Character Area as defined in Section 656.399.18 (II).

Environmental Concerns:

A portion of the Property was registered in the Florida Department of Environmental Protection's ("FDEP") Dry-cleaning Solvent Cleanup Program in 1996, pursuant to the requirements contained in Section 376.3078(3), Florida Statutes. The Property is presently ranked 1006 out of 1023 sites on the priority ranking list maintained by the FDEP pursuant to Section 376.3078(7), Florida Statutes. A copy of the relevant portion of the January 2016 priority ranking list is attached to this Report. The low ranking of the portion of the Property in the cleanup program indicates that the FDEP has determined that the site poses little to no threat to drinking water supply wells or groundwater supply, among other water sources, and is not a fire or explosion hazard; therefore, the portion of the Property in the cleanup program is ranked as nearly the lowest priority for remediation. Additionally, a Well Sampling and Analysis conducted on August 20, 1996, in accordance with EPA Test Method 8100/Modified 8015, revealed no target constituents. A copy of the Well Sampling and Analysis is also attached to this Report. In short, the Property is properly registered in the FDEP Drycleaning Solvent Cleanup Program and there is no basis to deny the proposed redevelopment Project.

Signage:

The applicant proposes two wall signs facing Oak Street not to exceed 50 square feet each.

Monument signs will be prohibited. Signage shall not be internally illuminated, digital signs shall be prohibited.

(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 subject property, and for several blocks north, east, south and west, the surrounding neighborhood is zoned CRO, with an RPI functional land use category. The area between Stockton Street and Margaret Street functions as a mixed-use area with single-family, multi-family, professional office, medical office, dry cleaning services, and limited retail all within one to two blocks east or west of the subject property. There is a two-story mixed use building at 2253 Oak Street with commercial on the first floor and apartment units above. Perpendicular on-street parking is also present in front of this building.

One block south of the property, Ordinance 2015-737-E rezoned the blocks bounded by Riverside Ave & St Johns River, and generally between Stockton & Goodwin Streets to Residential Office (RO), a Zoning District less intense than CRO. The RO Zoning District permits single-family, multi-family, and professional and medical office only. The purpose of this rezoning was to protect the residential character of the historic St. John's Quarter from more intrusive 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(s)</u>
North	RPI	CRO	Single-family/Office
East	RPI	CRO	Single-family
South	RPI	CRO	Single-family/Multi-family
West	RPI	CRO	Multi-family

Garbage Collection:

Garbage shall be picked up and disposed between the hours of 7:00 AM and 8:00 PM by a private garbage removal company in accordance with a contract to be negotiated with the Owner. The submitted site plan shows a total of two dumpsters on-site.

Lighting:

The applicant has not submitted a lighting plan for the parking lot area or side of the buildings. The Planning Department recommends pedestrian friendly lighting compatible and keeping in scale with the Residential Character Area. Pedestrian lighting plans shall incorporate a combination of pole lights, bollard lighting, landscape accent lighting, and wall mounted lighting. The applicant shall follow the design guidelines for pedestrian scale lighting as depicted in figures 1.7.14(1), 1.7.15(1), 1.7.15(2), and 1.7.15(3) in the Jacksonville Design Guidelines

and Best Practices Handbook. The Planning Department recommends street lighting shall not be taller than 15 feet, whereas parking lot lighting shall not be taller than 4 ½ feet. Final design of lighting shall be subject to the review and approval of the Historic Preservation Commission (HPC).

(6) Intensity of Development

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

Park Street is the nearest functional classified roadway. A review of the submitted site plan by the Transportation Planning Division produced the following comments in their memorandum dated February 9, 2016:

Park Street, from Edgewood Avenue to Margaret Street, is the directly accessed functionally classified roadway. Park Street is a 2-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS D. Park Street segments have a maximum daily service volume of 14,580 vpd and a 2015 daily traffic volume of 10,351. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

Stockton Street, from Riverside Avenue to Irene Street, is the directly accessed functionally classified roadway. Stockton Street is a 2-lane undivided class III collector in this vicinity and is currently operating at an acceptable LOS C. Stockton Street segments have a maximum daily service volume of 13,410 vpd and a 2015 daily traffic volume of 11,526. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

Riverside Avenue (SR 211), from Post Street to King Street/St. Johns Avenue, is the directly accessed functionally classified roadway. Riverside Avenue is a 2-lane undivided class II minor arterial in this vicinity and is currently operating at an acceptable LOS D. Riverside Avenue segments have a maximum daily service volume of 15,600 vpd and a 2015 daily traffic volume of 13,000. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Riverside Avenue must be subject to FDOT access management requirements.

Margaret Street, from North of Riverside Drive to Gilmore Street, is the directly accessed functionally classified roadway. Margaret Street is a 6-lane divided class I principal arterial in this vicinity and is currently operating at an acceptable LOS C. Margaret Street segments have a maximum daily service volume of 14,040 vpd and a 2015 daily traffic volume of 5,425. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 8,588 sqft of ITE 492 Fitness Club, 3,000 sqft of ITE 710 Office, 5,128 sqft & 32 seats of 931 Quality Restaurant, which would generate a total of 927 vpd and does not exceed the amount of allowable trip generation for this property.

There are currently 18 on-street parking spaces perpendicular to Oak Street that are utilized by the SNAP Fitness. These spaces do not currently meet the minimum depth requirements for a city standard space, and as such, vehicles sometimes encroach into the lane of traffic. The Planning Department recommends that these parking spaces be converted from perpendicular to parallel parking spaces that meet the design requirements of the Office Character Area. One street tree should be provided per parallel parking space as consistent with the requirements in the Overlay.

(7) Usable open spaces plazas, recreation areas.

There is no residential component to this PUD, no recreation or open space area is required.

(8) Impact on wetlands

Surveying of a 2005 Geographical Information Systems shape file did not identify any wetlands on-site. 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.

Parking must be provided pursuant to Part 6 of Chapter 656 of the Code. The Zoning Overlay provides purpose and intent in regards to the provision of parking. Section 656.399.13(4), (5), and (6) states;

- 4) All parking requirements in Historic Residential Character Areas shall be met on site.
- 5) Non-conforming site characteristics such as number of parking spaces and landscaping requirements for non-residential uses that are located in a Historic Residential Character Area shall be required to bring the exiting non-conforming site characteristics into compliance upon reoccupation of the structure when such uses ceases for more than 6 months.
- 6) A landmark or contributing structure may be reconstructed or reoccupied for its original intended use at any time notwithstanding its non-conforming status and shall be deemed legal for zoning purposes.*

*The project site contains contributing commercial structures that will be reoccupied for commercial use.

Section 656.603(a)(1) of the Code provides that, “[c]onforming buildings and uses existing as of September 5, 1969, may be modernized, altered or repaired without providing additional off-street parking or off-street loading facilities if there is no increase in area or capacity”.

However, **Section 656.603(a)(2)** of the Code requires that, “[w]here a conforming building or use existed as of September 5, 1969, and the building or use is enlarged in floor area, volume, capacity or space occupied, off-street parking or off-street loading as specified in the Zoning Code shall be provided for the additional floor area, volume, capacity or space so created or used . . .”.

Section 656.603(a)(3) of the Code states that, “[a] change in the use of a conforming or non-conforming building or use existing as of September 5, 1969, shall require additional off-street loading requirements which would have been required for the new use had the regulations of the Zoning Code been applicable thereto”.

The Zoning Code clearly provides an explanation for the vesting of required parking for existing buildings; however, any increased parking required due to a change of use must be accounted for, as is the case with the proposed restaurant.

Parking for the project must meet the requirements contained in Sections **656.604(d)(2)** and (f)(1) of the Code, which require one (1) off-street parking space for every four (4) patron seats (including indoor and outdoor patron seats), plus one (1) space for every two (2) employees on a peak hour shift, for restaurants and three (3) off-street parking spaces for every 1,000 SF of gross floor area for commercial establishments. Additionally, Section **656.605** of the Code requires that retail establishments with over 5,000 square feet but not over 25,000 square feet, such as the Project, provide one (1) off-street loading space.

An explanation of the requirements for the parking for each building, and the uses contained within each building can be found below. The difference between the reoccupation of prior commercial use and proposed uses are calculated as follows:

1. **Building # 1 (SNAP Fitness)– requires 0 additional off-street parking spaces**
 - a. *Building # 1 Prior Use → 6,588 SF (Dry Cleaner as of September 5, 1969): 3 spaces per 1,000 SF [(6,588 SF / 1,000) X 3] = **19.8 spaces***
 - b. *Building #1 Proposed Use → 6,588 SF (Fitness Center): 3 spaces per 1,000 SF [(6,588 SF / 1,000) X 3] = **19.8 SPACES***
 - c. ***ADDITIONAL OFF-STREET PARKING SPACES REQUIRED:**
19.8 – 19.8 = 0*

2. **Building # 2 – requires 30 additional off-street parking spaces**
 - a. *Building # 2 Prior Use → 7,128 SF (Dry Cleaner as of September 5, 1969): 3 spaces per 1,000 SF [(7,128 SF / 1,000) X 3] = **21.4 spaces***
 - b. *Building # 2 Proposed Use → 5,128 (Restaurant): 1 space per 4 seats plus 1 space per 2 employees per peak hour shift [(150 seats / 4) + (14 employees / 2)] = **44.5 spaces***
 - c. *Building # 2 Proposed Use → 2,000 SF (Fitness Center): 3 spaces per 1000 SF [(2,000 / 1,000) X 3] = **6 spaces***

d. *ADDITIONAL OFF-STREET PARKING SPACES REQUIRED:*
 $44.5 + 6 - 21.4 = 29.1$ (**ROUND TO 30**)

3. **Building # 3 (Stand-alone office) – requires 0 additional off-street parking spaces**

a. *Building # 3 Prior Use* → 3,000 SF (Commercial as of September 5, 1969): 3 spaces per 1,000 SF $[(3,000 / 1,000) \times 3] = 9$ spaces

b. *Building # 3 Proposed Use* → 3,000 SF (Office/Institutional/Residential): number of required spaces will depend on the use; however, office, institutional, and residential uses generally require less off-street parking spaces than commercial uses.

c. *ADDITIONAL OFF-STREET PARKING SPACES REQUIRED:* 9 – TBD (likely less than 9) = 0

Per the Code, a total of thirty (30) off-street parking spaces are required for the Project. If the identical project were developed new on a greenfield site from the ground up, a total of 80 off-street parking spaces would be required. The applicant proposes to provide a total of forty-two (42) new off-street parking spaces (including three (3) new ADA handicap spaces), and eighteen (18) existing parking spaces located in the Right of Way (ROW), as depicted on the Site Plan. As proposed, there would be a total of 60 parking spaces provided both off-street and on-street for the project. One (1) off-street loading space is required for the project and shall be provided, as depicted on the Site Plan. To reiterate, Staff has recommended several conditions throughout the body of this Report as they relate to landscaping, on-street parking, driveway access, and outside seating area that will affect the design geometry of the parking lot, by either adding or deleting parking spaces in certain locations. If approved as conditioned, there shall be no net decrease in off-street parking below the 30 required by Zoning Code, and as outlined above. The conditions of this report will change the layout of the final site plan.

(11) Sidewalks, trails, and bikeways

The project will be required to maintain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 25, 2016, the required Notice of Public Hearing sign **was** posted.



*Source: Staff, Planning and Development Department
Date: January 25, 2016*

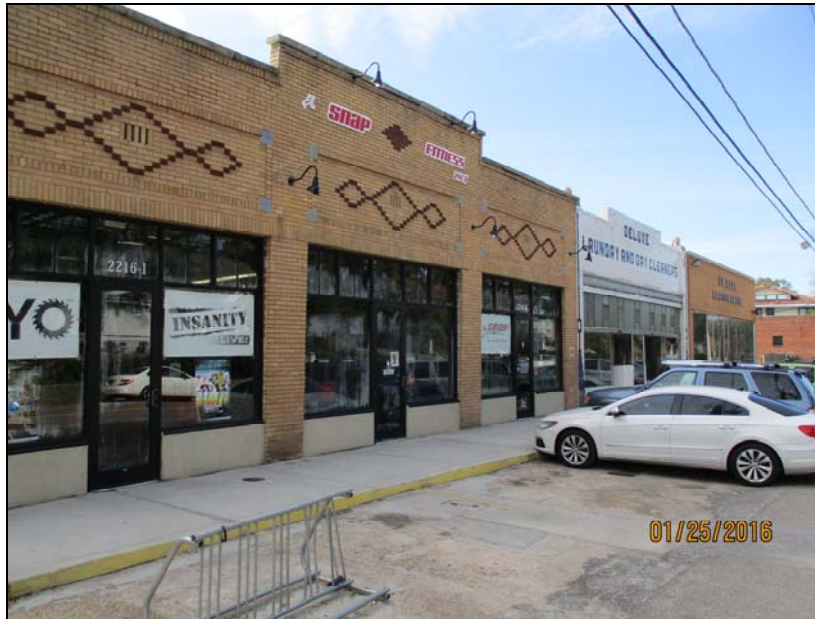
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-055 be **APPROVED** with the following exhibits:

1. **The revised legal description dated February 3, 2016.**
2. **The revised written description dated February 3, 2016.**
3. **The revised site plan dated February 3, 2016.**
4. **The Development Services Memorandum dated February 9, 2016 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 2016-055 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. **There shall be no outside sales or service of food or alcohol.**
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 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 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.**



Existing SNAP Fitness, and adjacent restaurant location.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Standalone westernmost building, proposed office use.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Adjacent single-family home to the east of SNAP Fitness.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Vacant lot, access to Oak Street.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Multi-family located south and behind the property.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Single-family north of the property, across Oak Street.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Office use, north of the property.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Single-family, corner of Copeland and Oak Street.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*



Two story mixed use building corner of Osceola and Oak Street.

*Source: Staff, Planning and Development Department
Date: January 25, 2016*

