



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

OVERVIEW

ORDINANCE: ORD # 2016-68

APPLICATION: 2015C-026-6-8

APPLICANT: GREG KUPPERMAN

PROPERTY LOCATION: 0 Lem Turner Road. Eastside of Lem Turner Road, north of Jerry Lane and South of Bessent Rd.

Acreage: 1.1

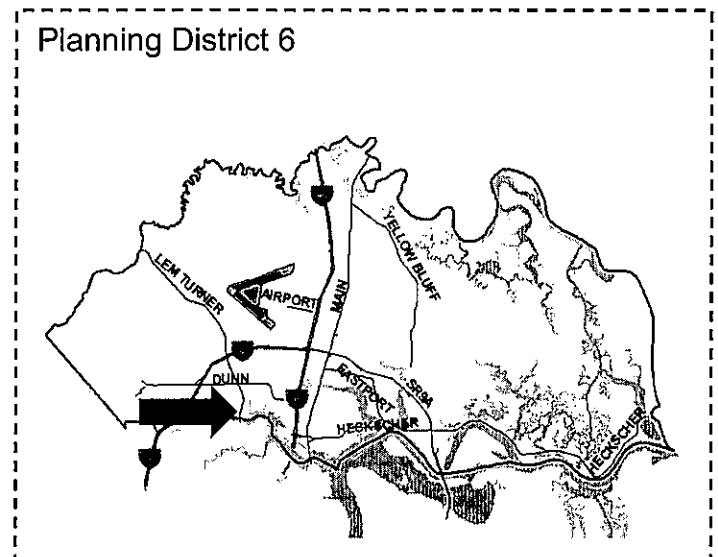
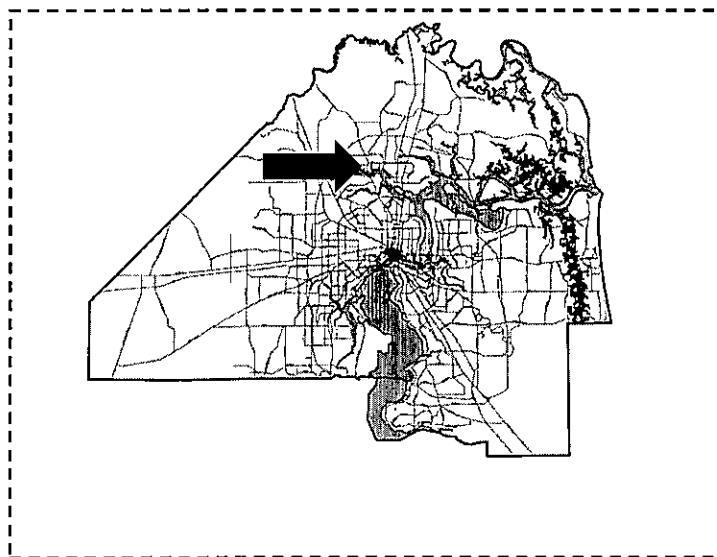
Requested Action:

	Current	Proposed
LAND USE	CGC	LDR
ZONING	RR-Acre and CCG-2	PUD

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
CGC	LDR	N/A	5 DU (5DU/Acre)	N/A	16,771 sq. ft. (.35 FAR)	Increase of 5 DU	Decrease of 16,771 sq. ft.

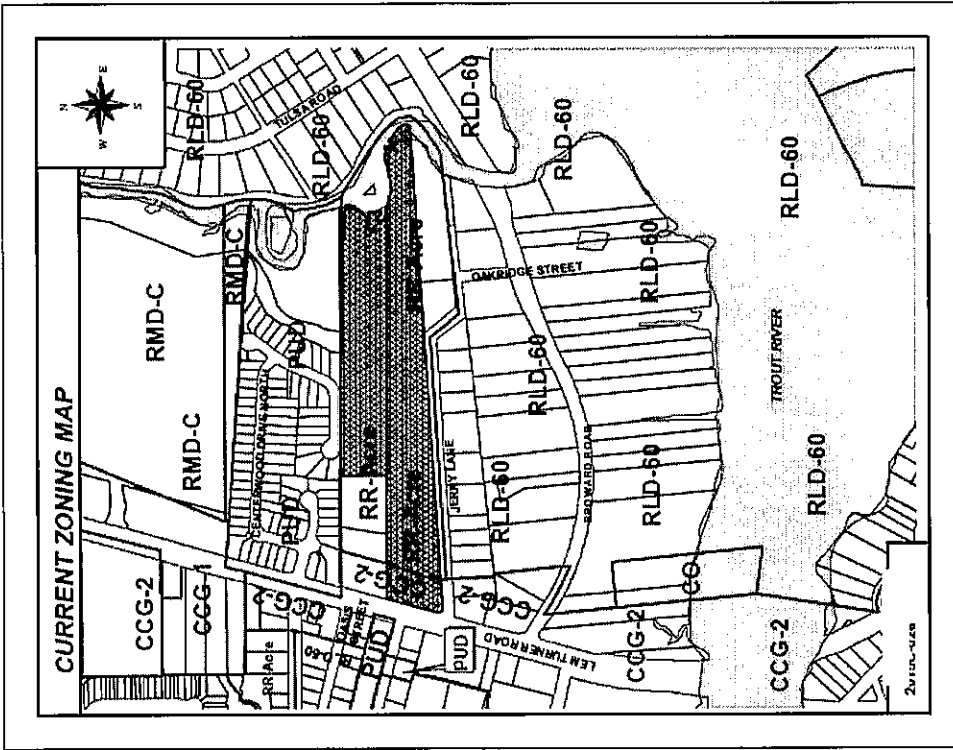
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



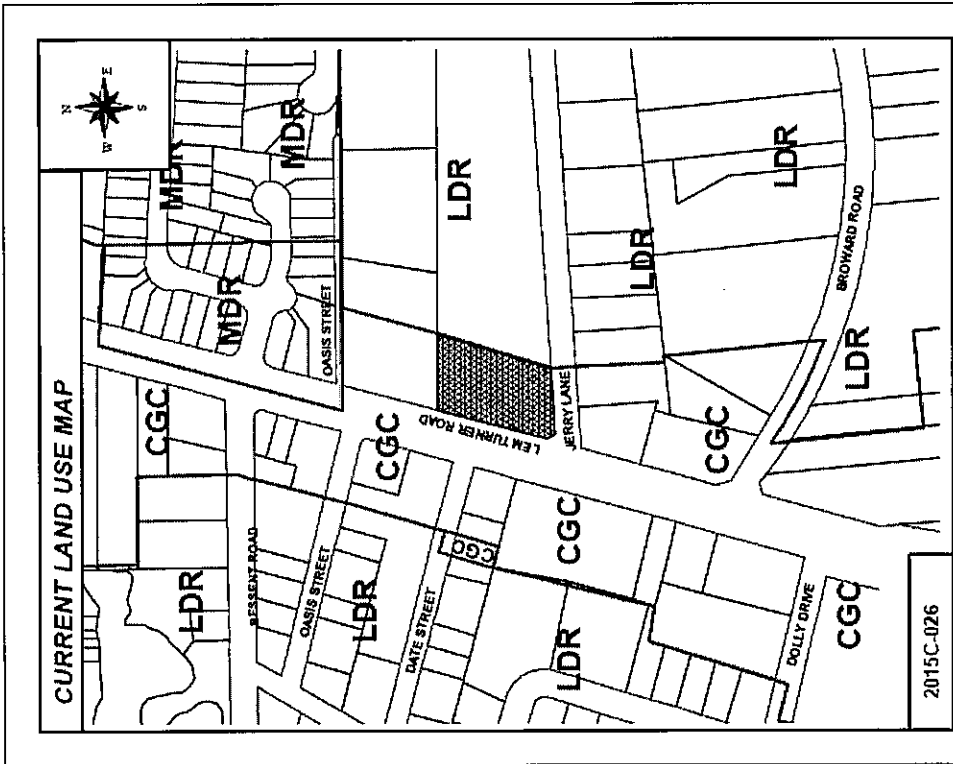
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2015C-026



Current Zoning District(s): Commercial Community General-2 (CCG-2) and Residential Rural Acre (RR-Agre)

Requested Zoning District(s): Planned Unit Development (PUD)



Existing FLUM Land Use Categories: Community/General Commercial (CGC)

Requested FLUM Land Use Category: Low Density Residential (LDR)

ANALYSIS

Background:

The proposed land use amendment site is located on the east side of Lem Turner Road approximately ¼ mile north of the Trout River. The property is located in Planning District 6 and Council District 8 and within the boundaries of the North Jacksonville Vision Plan. There are no neighborhood actions plans in this area. The subject property is currently undeveloped.

The applicant proposes a future land use amendment from Community/General Commercial (CGC) to Low Density Residential (LDR) and a rezoning from Residential Rural Acre (RR-Acre) and Commercial/Community General-2 (CCG-2) to Planned Unit Development (PUD). The lot has a split land use of CGC for the first 177 feet east of Lem Turner Rd. and LDR for the remaining portion. This land use application proposes to change 1.1 acres of the lot from CGC to LDR. The companion rezoning application proposes to change 16.95 acres from CCG-2 and RR-Acre to PUD to allow for the development of 56 single family homes and is pending pursuant to Ordinance 2016-69.

Lem Turner Road is a 4 lane minor arterial roadway with sidewalks on both sides of the road. Directly across from the subject property on Lem Turner Road are three churches and an auto repair shop. Directly north exists a vacant commercial lot and adjacent to the commercial lot are single family homes in the subdivision of Creekside Bend. (Land Use – MDR). South of the site is a vacant commercial lot that abuts a gas station at the signalized intersection of Lem Turner Road and Broward Road. Additional single family homes are found on the south side of Jerry Lane. The land use is CGC along most of Lem Turner Road, however there are many vacant lots and some commercial development in this area. Refer to the Dual Map on page 2 and Attachment A – Land Utilization Map for more detail.

According to the Development Areas Map in the Future Land Use Element, the site is located within the Suburban Development Area. The proposed amendment does include a residential component and therefore, school capacity issues will be addressed.

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

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment will not increase daily external trips or PM peak hour trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. 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 high 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.

School Capacity

The proposed land use map amendment has a potential development of 5 single-family dwelling units. This development was analyzed to determine whether there is adequate school capacity, for each school type (elementary, middle, and high school), to accommodate the proposed development, based on the LOS standards (105% of permanent capacity), concurrency service areas (CSAs) for elementary, middle and high schools, and other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
LUA 2015C-026**

Development Potential: 5 Single-Family Units

School Type	CSA	2015-16 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats
Elementary	1	12,683	64%	1	63%	7,290
Middle	1	8,909	81%	0	95%	807
High	1	7,502	72%	0	74%	3,234
Total New Students				1		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Low Density Residential
Land Use Category	CGC	LDR
Development Standards For Impact Assessment	0.35 FAR	5 DU per acre
Development Potential	16,771 sq. ft.	5 DU units
Population Potential	N/A	13 people
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	X High	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X- Discharge Area
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	No increase	
Water Provider	JEA	
Potential Water Impact	Increase 757.45 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase 568.09 gallons per day	
Potential Solid Waste Impact	Decrease of 11.23 tons per year	
Drainage Basin / Sub-Basin	Trout River	
Recreation and Parks	Riverview Park	
Mass Transit	First Coast Flyer and #3	
NATURAL FEATURES		
Elevations	10 ft.	
Soils	38 Mascotte fine sand 66 Surrency loamy fine sand	
Land Cover	4110 Pine Flatwoods	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on January 29, 2016, the required notices of public hearing signs were posted. Thirty-six (36) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on February 1, 2016 and there were no speakers present.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Objectives and Policies of the Future Land Use Element:

- Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- 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 1.1.12 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 1.1.22 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.
- Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described

in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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 description of the Future Land Use Element (FLUE), the Community/General Commercial (CGC) is a category 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.

Low Density Residential (LDR) in the Suburban Development Area permits a maximum gross density of 7 units/acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations.

The proposed amendment is located within the North Planning District and Suburban Development Area with access to full urban services. Therefore, the subject site has the potential to encourage additional infill development promoting the goal of Objective 6.3. The land use change to LDR will minimize the possibility of incompatible commercial uses abutting the existing residential property.

The applicant proposes to increase the opportunity for residential development with low density residential lots maintaining the character and trend of the area satisfying Objective 3.1 and Policy 1.1.22. The proposed amendment would result in the provision of land designated for safe, decent, and sanitary development in accordance with FLUE Objective 3.1. Furthermore, the proposed amendment from CGC to LDR would provide a better transition of densities and intensities between land uses consistent with FLUE Policy 1.1.10. The rezoning, through the use of a Planned Unit Development, also would maintain the character and trend of the area satisfying Polices 1.1.12 and Objective 1.1.

Vision Plan

The subject site is located within the boundaries of the North Jacksonville Vision Shared Vision and Master Plan. There are no specific recommendations for this area within the Plan. However, the proposed residential development providing a variety of housing alternatives will influence the economic growth in the area and is encouraged within the boundaries of the North Jacksonville Shared Vision and Master Plan.

Strategic Regional Policy Plan

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

Policy 3 Local governments are encouraged to offer incentives to make development easier in areas appropriate for infill and redevelopment.

The proposed amendment to LDR would increase opportunities for residential development providing a wider range of housing needs to meet different income levels for a workforce that would serve and support the emerging industrial and commercial businesses in Northeast Florida. Broadening the opportunity for employment in turn creates the opportunity and demand for improved housing. Therefore, the proposed amendment is consistent with the aforementioned Strategic Regional Policy Plan.

RECOMMENDATION

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

ATTACHMENT A

Existing Land Utilization:



ATTACHMENT B

Traffic Analysis:

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: January 20, 2016

TO: Jody McDaniel, Planner II
Community Planning Division

FROM: Lurise Bannister, Planner II
Transportation Division

SUBJECT: Transportation Review: Land Use Amendment 2015C-026

A trip generation analysis was conducted for Land Use Amendment 2015C-026, located on the east side of Lem Turner Road, between Jerry and Bessent Streets, in the Suburban Development Area. The subject site is undeveloped with an existing Community/General Commercial (CGC) land use category. The proposed land use amendment is to allow for Low Density Residential (LDR) on the 1.10 acres.

Trip generation calculation was used for existing and proposed developments based on the 9th Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*. Trip generation was conducted for maximum development potential based on the estimated average daily and PM peak hour trips. In accordance with the development impact assessment standards established in the 2030 Comprehensive Plan, the CGC land use category allows for 0.35 FAR per acre resulting in a development potential of 16,771 SF of commercial space (ITE Land Use Code S26), generating 23 PM peak hour trips and 382 daily trips, which includes a 48.62% pass-by trip rate. The proposed LDR land use category development impact assessment standards allows for 5 single-family dwelling units per acre, resulting in a development potential of 6 residential units (ITE Land Use Code 210) and could generate 6 PM peak hour trips and 57 daily trips. The difference in trips results in no net increase of vehicular trips if the land use is amended from CGC to LDR, as shown in Table A.

Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC	S26	16,771 SF	T = 2.71 (X) / 1000 T = 48.32 (X) / 1000	45 743	0.00% 0.00%	48.62% 48.62%	23	382
Total Section 1							23	382
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
LDR	210	6 DUs	T = (X) T = 9.52 (X)	6 57	0.00% 0.00%	0.00% 0.00%	6	57
Total Section 2							6	57
Net New Trips (Section 2 - Section 1)							0	0

Source: Trip Generation Manual, 9th Edition, Institute of Engineers


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Fax: 904-255-7885

ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	12/7/15	Date Staff Report is Available to Public:	2-12-16
Land Use Adoption Ordinance #:	2016-68	Planning Commission's LPA Public Hearing:	2-18-16
Rezoning Ordinance #:	2016-69	1st City Council Public Hearing:	2-23-16
JPDD Application #:	2015C-026	LUZ Committee's Public Hearing:	3-1-16
Assigned Planner:	Jody McDaniel	2nd City Council Public Hearing:	3-8-16
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: GREG KUPPERMAN GREEN & KUPPERMAN, INC. 200 FIRST STREET, SUITE B NEPTUNE BEACH, FL 32266 Ph: (904) 241-6611 Fax: (904) 241-2950 Email: GKUPPERMAN@200FIRSTSTREET.COM		Owner Information: PATRICIA ODOM 10567 LEM TURNER ROAD JACKSONVILLE, FL 32218	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	1.10	General Location:	EAST SIDE OF LEM TURNER ROAD, NORTH OF JERRY LANE AND SOUTH OF BESSENT ROAD
Real Estate #(s):	A portion of 021047-0000	Address:	0 LEM TURNER RD
Planning District:	6		
Council District:	8		
Development Area:	SUBURBAN AREA		
Between Streets/Major Features:	CAPPER ROAD and BROWARD ROAD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: vacant			
Current Land Use Category/Categories and Acreage: CGC 1.10			
Requested Land Use Category:	LDR	Surrounding Land Use Categories:	CGC,LDR
Justification for Land Use Amendment: TO ALLOW FOR A CREATIVE APPROACH TO THE DEVELOPMENT; PROVIDE A MORE DESIRABLE DEVELOPMENT ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT CONVENTIONAL APPLICATION OF THE FOR AN EFFICIENT USE OF LAND RESULTING IN LOWER DEVELOPMENT COSTS; PROVIDE AN ENVIRONMENT THAT WILL IMPROVE THE CHARACTERISTICS OF THE SURROUNDING AREA; ENHANCE THE APPEARANCE OF THE AREA THROUGH DEVELOPMENT CRITERIA.			
<u>UTILITIES</u>			
Potable Water:	JEA	Sanitary Sewer	JEA
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: CCG-2 1.10 RR-Acre 15.85			
Requested Zoning District:	PUD		
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT D

Aerial:

