



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

OVERVIEW

ORDINANCE: ORD # 2016-105

APPLICATION: 2015C-028-5-10

APPLICANT: MARK MECHLING

PROPERTY LOCATION: On the south side of the 12th Street West and Lloyd Road intersection.

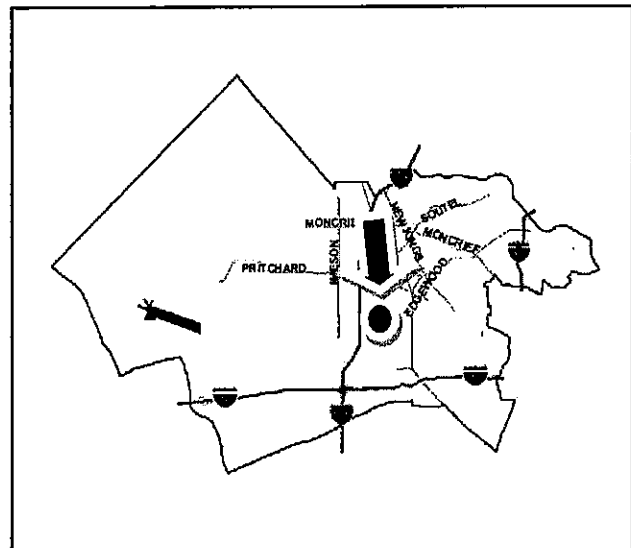
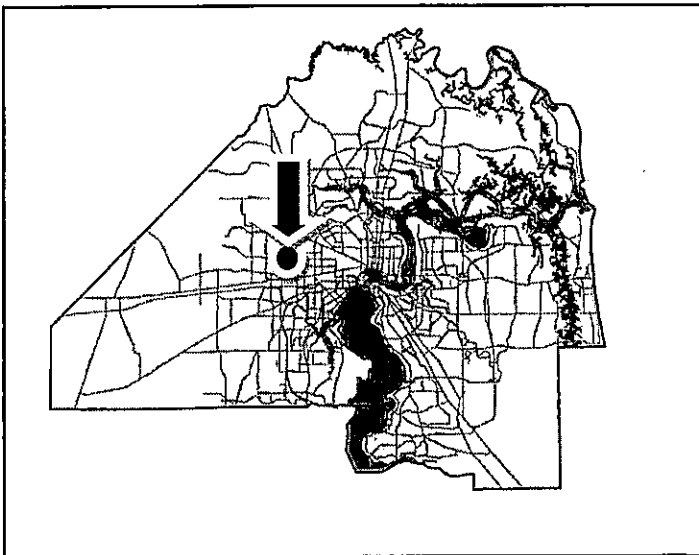
Acreage: 8.21

Requested Action:

				Current		Proposed	
LAND USE				LI		HI	
ZONING				IL		IH	
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
LI	HI	N/A	N/A	143,051 Sq. Ft. Industrial Uses (0.40 FAR)	143,051 Sq. Ft. Industrial Uses (0.40 FAR)	No Change	No Change

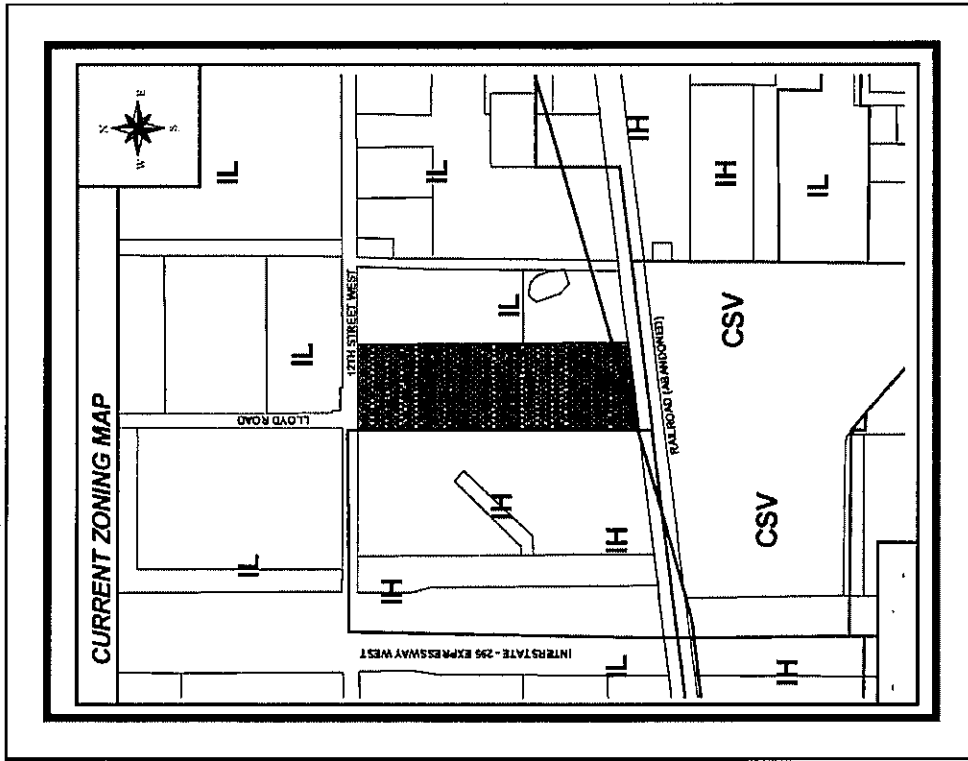
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVE

LOCATION MAPS:

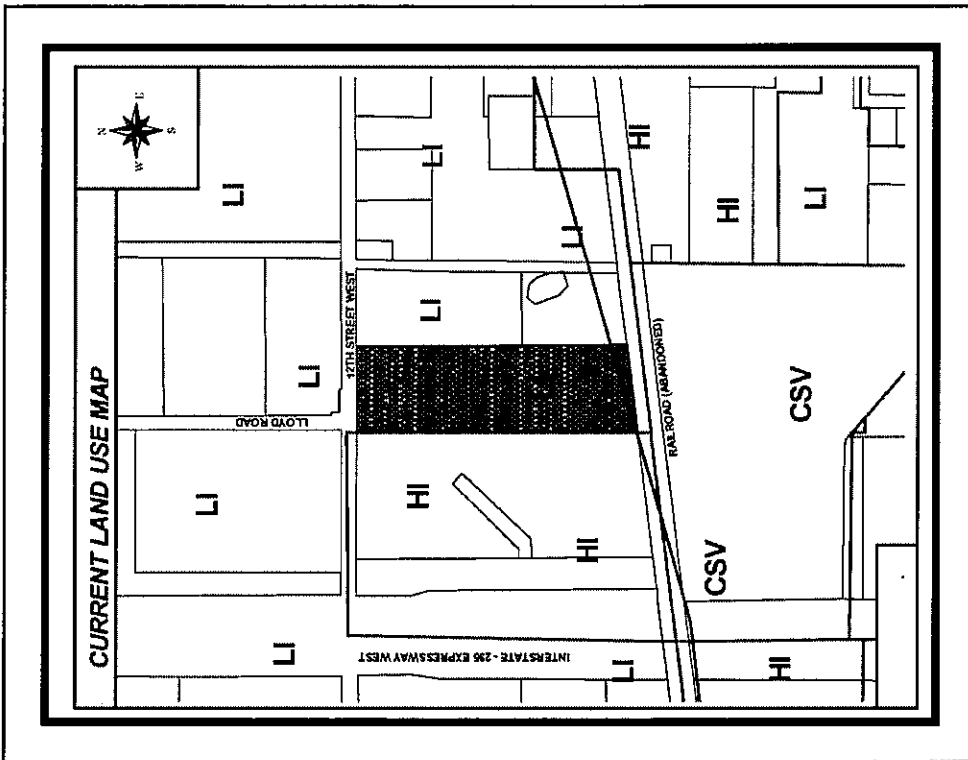


DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2015C-028



Current Zoning District(s): Industrial Light (IL)
Requested Zoning District(s): Industrial Heavy (IH)



Existing FLUM Land Use Categories: Light Industrial (LI)
Requested FLUM Land Use Category: Heavy Industrial (HI)

ANALYSIS

Background:

The subject property is located between I-295 and Lane Avenue North and on the southern side of 12th Street West at the Lloyd Road and 12th Street West intersection. Access to the application site is from 12th Street West or from the commonly owned adjacent property to the west. 12th Street West, which is classified as a "Local" road, merges into Lane Avenue North. Lane Avenue is classified as a "Collector" roadway. The 8.21 acre land use amendment site consists of land used for open storage of asphalt products. The applicant proposes a future land use amendment from Light Industrial (LI) to Heavy Industrial (HI) and a rezoning from Industrial Light (IL) to Industrial Heavy (IH) to allow for the processing and recycling (crushing) of concrete, asphalt, and shingles; similar to the use on the adjacent property to the west. The companion rezoning is being processed concurrently with this amendment pursuant to Ordinance 2016-106.

The subject land use amendment site is also located in an area designated as "Industrial Situational Compatibility" on the future land use map series. Much of this area is already in industrial use.

North of the subject site across 12th Street West are vacant land, timber forest, a service garage repair facility, and warehousing facilities in the LI land use category and IL zoning district. East of the land use amendment site are vacant lands, a single family dwelling, warehousing facilities, a service repair garage, open storage areas, and light manufacturing facilities in a LI land use category and IL zoning district. South of the application site is the abandoned railway line, heavy manufacturing, a service repair garage, and City of Jacksonville conservation lands which are part of the Bulls Bay Preserve. These uses are in HI, LI, and Conservation (CSV) land use categories and IH, IL, and Conservation (CSV) zoning districts. West of the subject site and east of the I-295 Beltway, is a service repair garage and Duval Asphalt Products. The garage is in a LI land use category and IL zoning district. Duval Asphalt Products is in a HI land use category and IH zoning district. Attachment "A" provides a detailed picture of existing development patterns for the immediate area.

According to the Development Areas Map in the Future Land Use Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Area" of the City. The proposed land use does not permit residential. Therefore, there are no school capacity issues related to the proposed land use amendment.

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 medium probability 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.

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Asphalt products storage	Asphalt products storage & crushing
Land Use Category	LI	HI
Development Standards For Impact Assessment	0.4 FAR	0.4 FAR
Development Potential	143,051 Square Feet	143,051 Square Feet
Population Potential	0 People	0 People
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area	Industrial Situational Compatibility	
Cultural Resources		X
Archaeological Sensitivity	Medium probability	
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 in 6670.1 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase in 5002.6 gallons/day	
Potential Solid Waste Impact	No change in tons/year	
Drainage Basin / Sub-Basin	Trout River Basin and Little Sixmile Creek Sub-basin	
Recreation and Parks	Bulls Bay Preserve	
Mass Transit	Bus Route 51 on Edgewood Avenue	
NATURAL FEATURES		
Elevations	25 Feet above mean sea level	
Soils	38 – Mascotte Fine sand	
Land Cover	65% - 1562- Pre-stressed concrete plant and 35% - 3100 Herbaceous	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on February 11, 2016, the required notices of public hearing signs were posted. Eleven (11) notices were mailed out to adjoining property owners and the Northwest Citizens Planning Advisory Committee Chairman informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department hosted the Citizen Information Meeting (CIM) on Tuesday, February 16, 2015. The only attendee from the public at the CIM was the agent for the application.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Objective and Policy of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

- | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FLUE 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. |
| FLUE 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| FLUE 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. |
| FLUE Objective 3.2 | Continue to promote and sustain the viability of existing and emerging commercial and industrial 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. |

FLUE Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

The Light Industrial (LI) land use category in the Suburban Development Area includes light assembly and manufacturing, packaging, processing, including scrap processing, manufacturing of paints, enamels, and allied products but not the manufacturing of the resins and other components from which such products are made, concrete batching plants storage/warehousing including bulk storage of liquids, research and development activities, transportation terminals, radio/T.V. studios, transmission and relay towers, yard waste composting, recycling facilities, business/professional offices, medical clinics, veterinarians, vocational/trade schools and building trade contractors.

The HI land use category in the Suburban Development Area is intended to provide for industrial uses that are most likely to produce adverse physical and environmental impacts on adjacent residential areas such a noise, land, air and water pollution and transportation conflicts. Heavy industrial uses shall be located with convenient access to the transportation network that includes major highways, railroads, airports and port facilities. Site access to roads classified as arterial or higher on the Highway Functional Classification Map is preferred.

The proposed amendment to HI is for a site that is surrounded to the north, east and west by LI and HI land use categories and in an area identified as being within the Situational Compatibility Zone on the Industrial Preservation Map, Map L-23 of the Future Land Use Element. The property's use would be an extension of the existing asphalt products production in an established industrial area thereby maintaining the consistency with FLUE Goal 1, Objective 3.2 and Policy 3.2.30. Furthermore, this area has existing industrial uses thereby the proposed land use amendment meets FLU Objective 1.1 and Policy 1.1.22.

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 or make development easier in areas appropriate for infill and redevelopment.

The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of business opportunities in the northeast Florida region.

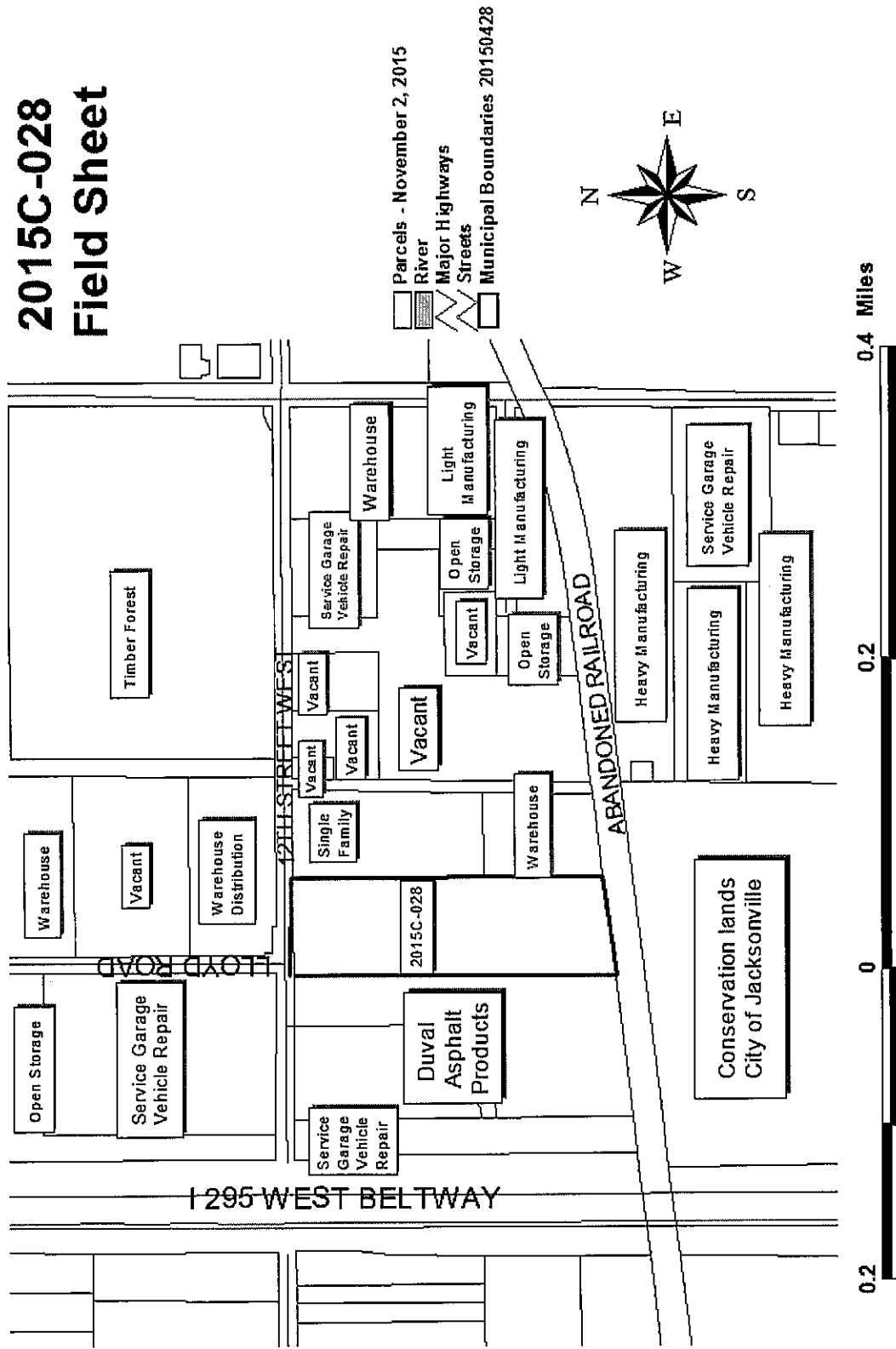
RECOMMENDATION

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:

2015C-028 Field Sheet



ATTACHMENT B

Traffic Analysis:

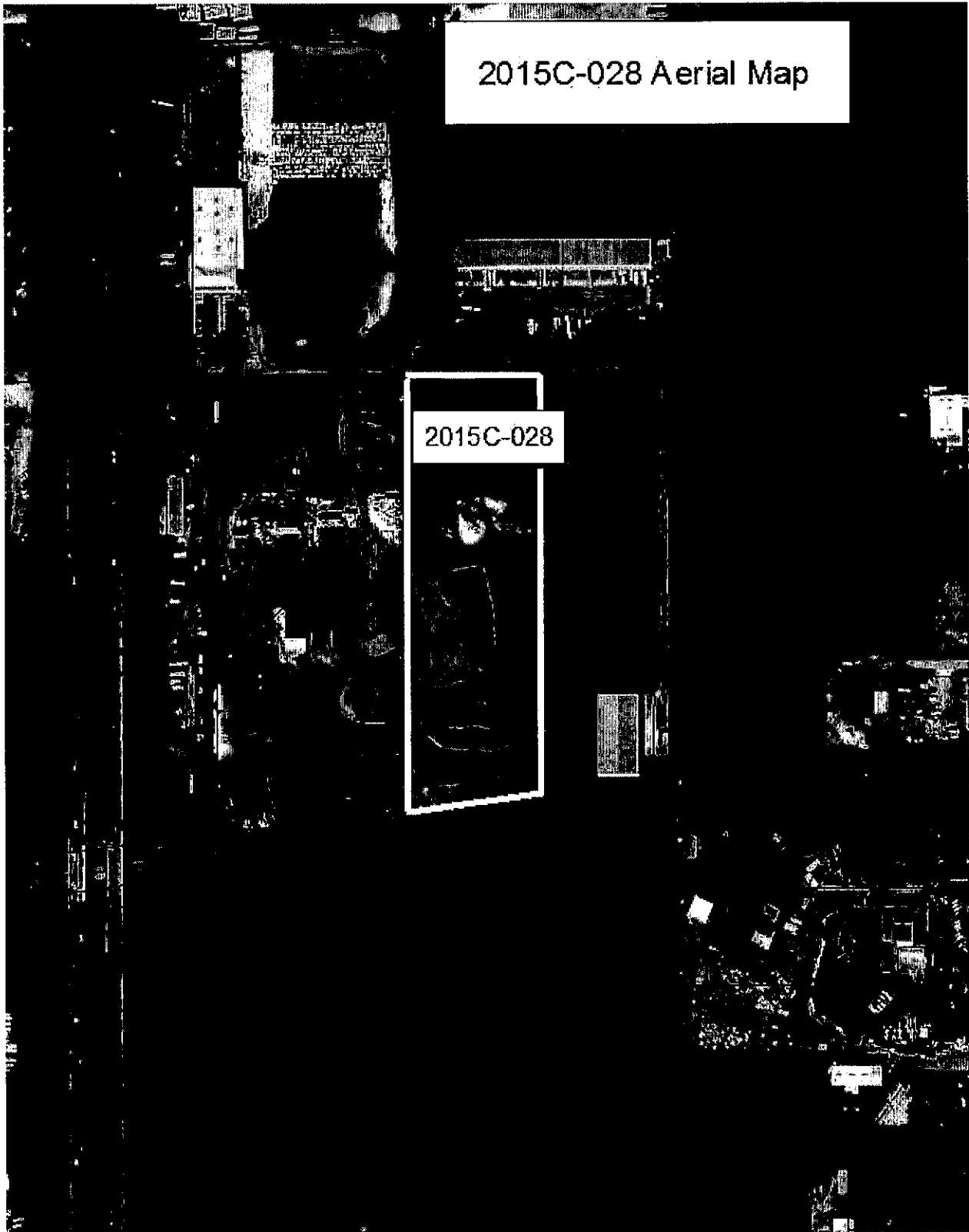
Table A
Trip Generation Estimation

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
LI	130	143,051	$T = 0.85 (X) / 1000$	122	0.00%	0.00%	122	
			$T = 6.83 (X) / 1000$	977	0.00%	0.00%		977
Total Section 1							122	977
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
HI	120	143,051	$T = 0.19 (X) / 1000$	27	0.00%	0.00%	27	
			$T = 1.5 (X) / 1000$	215	0.00%	0.00%		215
Total Section 2							27	215
Net New Trips (Section 2 - Section 1)							0	0

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

ATTACHMENT C

Aerial Photo



ATTACHMENT D

Land Use Amendment Application:



APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	12/17/2015	Date Staff Report is Available to Public:	02-26-2016
Land Use Adoption Ordinance #:	2016-105	Planning Commission's LPA Public Hearing:	03-08-2016
Rezoning Ordinance #:	2016-106	1st City Council Public Hearing:	03-08-2016
JPDD Application #:	2015C-028	LUZ Committee's Public Hearing:	03-15-2016
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	03-22-2016

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

MARK MECHLING
MECHLING ENGINEERING & CONSULTING, INC.
1714 BELMONTE AVENUE
JACKSONVILLE, FL 32207
Ph: (904) 346-5468
Fax: (800) 705-1968
Email: MMECHLING@MECHLINGENG.COM

Owner Information:

RICHARD GANT
DUVAL ASPHALT PRODUCTS, INC
7644 PHILIP'S HIGHWAY
JACKSONVILLE, FL 32256
Ph: (904) 298-2020
Fax: (904) 298-6674

DESCRIPTION OF PROPERTY

Acreage: 8.21
Real Estate #(s): 005120 0000

General Location:
SOUTH OF 12TH STREET WEST / LLOYD ROAD INTERSECTION

Planning District: 5
Council District: 10
Development Area: SUBURBAN AREA
Between Streets/Major Features:
I-295 and LANE AVENUE NORTH

Address:
0 12TH ST W

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT INDUSTRIAL

Current Land Use Category/Categories and Acreage:
LI 8.21

Requested Land Use Category: HI
Justification for Land Use Amendment:

Surrounding Land Use Categories: CSV, HI, LI

THIS APPLICATION IS BEING SUBMITTED IN ORDER TO CHANGE THE ZONING AND LAND USE FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL AND TO BE CONSISTENT WITH THE ADJACENT PROPERTY DUVAL ASPHALT PRODUCTS OWNS (RE#005124 0000). THIS WILL ALLOW DUVAL ASPHALT TO PROCESS AND RECYCLE THEIR CONCRETE, ASPHALT AND SHINGLES ON BOTH PARCELS AND WITH THE SAME ZONING AND LAND USE CLASSIFICATION.

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
IL 8.21

Requested Zoning District: IH

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>

