

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-185 TO

PLANNED UNIT DEVELOPMENT

APRIL 21, 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 Ordinance 2016-185 to Planned Unit Development.

Location: 658 Century 21 Drive between Virgo Street and Atlantic Boulevard

Real Estate Number: 145172-0200

Current Zoning District: Planned Unit Development (PUD 1972-726)
Residential Medium Density-D (RMD-D)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Chris Hagan

City Council District: The Honorable Scott Wilson, District 4

Applicant/Agent: Mark Shelton
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway, Suite 2350
Jacksonville, Florida 32258

Owner: Laura P. Sims
LSREF2 Clover Property 14, LLC
2711 North Haskell Avenue, Suite 1800
Dallas, Texas 75204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-185** seeks to rezone approximately 12.5 acres of land from RMD-D and PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 250 multi-family dwelling units. The PUD also allows for single family dwellings, housing for the elderly, adult congregate living facility and nursing homes.

The existing 142 acre PUD allows a maximum of 633 single family and multi-family units. The proposed site was originally developed as a central recreation amenity for the overall PUD. However, the PUD has developed with individual amenity centers within each multi-family development.

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 Medium Density Residential (MDR) functional land use category 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. Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses provided herein shall be applicable to all MDR sites within the Urban Area.

Principal Uses: Multi-family dwellings; Single-family dwellings when the predominant surrounding development typology within the MDR category is single-family.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings; Nursing homes; Emergency shelter homes; Foster care homes; Rooming houses; Residential treatment facilities. The maximum gross density in the Urban Area shall be 20 units/acre and the minimum gross density shall be 10 units/acre.

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?

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?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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:

(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 category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE 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.

FLUE 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.

FLUE Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The streetscape: The proposed development will offer a streetscape along Century 21 Drive that is substantially similar to the other developments along that road.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development will provide a minimum of 150 square feet of active recreation area for the residents.

Focal points and vistas: There is a large pond on the property, which may provide residents with vistas of the water.

The use of topography, physical environment and other natural features: As mentioned earlier, there is a pond on the property which will remain.

The use and variety of building setback lines, separations, and buffering: The PUD provides the standard setbacks from property lines and other buildings. The PUD is increasing the setback for second stories where adjacent to single family residential dwellings.

The use and variety of building groupings: The site plan shows a typical layout with buildings on both sides of a driveway.

The variety and design of dwelling types: The PUD allows for several different types of residential uses, however the size of the site will limit the dwellings to one type of residential unit, either single family, multi-family or townhome.

(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 proposed development is located in an area where there are several densities of residential dwellings. Multi-family development at this location complements the existing office and commercial uses by increasing the housing options for those in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Multi-family apartments
South	MDR	PUD (72-726)	Single family dwellings
	MDR	PUD (92-964)	Single family dwellings
East	MDR	PUD (92-964)	Single family dwellings
	MDR	RMD-D	Multi-family apartments
West	MDR	PUD (72-726)	Single family dwellings
	MDR	RMD-D	Multi-family apartments

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed written description requires a 20 foot setback for the primary building where adjacent to single family dwellings. If the building has a second floor, the second floor must be

setback an additional 10 feet from the property line. This will prevent the proposed buildings from potentially looking into the neighboring single family yards.

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category a multi-family development, which is not to exceed 250 dwelling units. The PUD is appropriate at this location because it will provide housing options for the neighborhood.

The existing residential density and intensity of use of surrounding lands: The surrounding area is a mix of multi-family residential dwellings, quadplexes, duplexes and single family dwellings.

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

The development is expected to generate a total of 83 new students.

The site is served by the following schools:

Woodland Elementary	791 enrollment	820 capacity
Southside Middle	729 enrollment	1198 capacity
Englewood High	1831 enrollment	1864 capacity

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site accesses Century 21 Drive which has direct access to Atlantic Boulevard. Residents can also access Southside Boulevard through interconnected local roads.

(7) Usable open spaces plazas, recreation areas.

The proposed project was originally developed as a central amenity center for the overall PUD. However each subsequent development included its own recreation/amenity. A map included with the application shows that the existing developments provide a minimum of 150 square feet of recreation area per residential unit. The proposed development will provide 150 square feet of recreation area per residential unit within their boundary.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However 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.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 1, 2016, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2016-185** be **APPROVED with the following exhibits:**

1. The original legal description dated January 13, 2016.
2. The revised written description dated March 10, 2016.
3. The revised site plan dated March 23, 2016.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated April 4, 2016 or as otherwise approved by the Planning and Development Department.



Aerial view of property. All buildings and structures have been removed since the aerial photograph was taken.



View of site from Century 21 Drive. All buildings and structures have been removed.



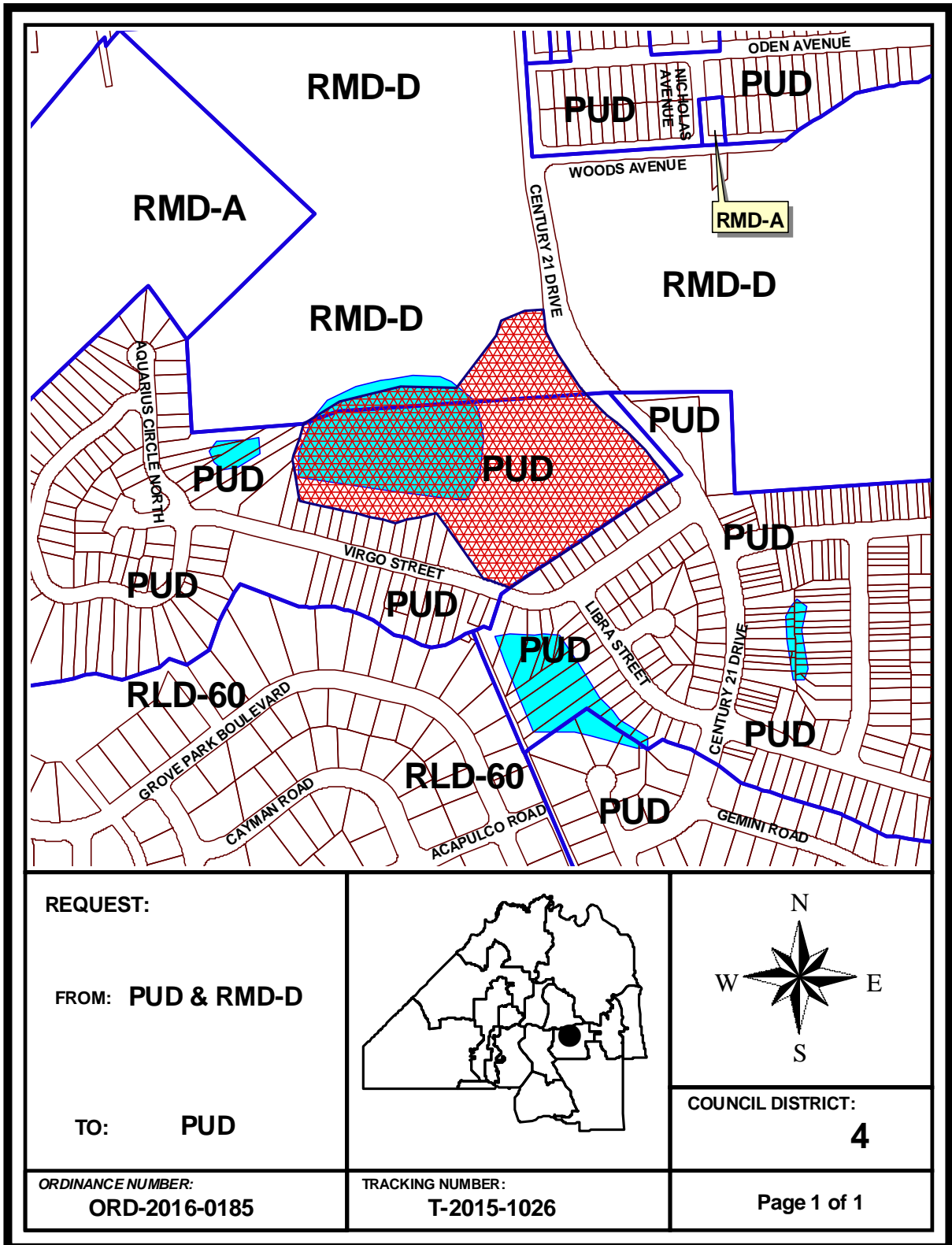
View of existing 6 foot high masonry wall adjacent to single family and duplex dwellings.



Existing single family dwelling adjacent to propose development.



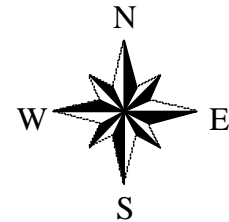
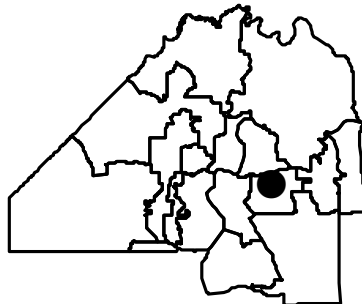
Existing duplex adjacent to proposed development.



REQUEST:

FROM: PUD & RMD-D

TO: PUD



COUNCIL DISTRICT:

4

ORDINANCE NUMBER:
ORD-2016-0185

TRACKING NUMBER:
T-2015-1026

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