



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

OVERVIEW

ORDINANCE: 2016-241

APPLICATION: 2016C-005-5-8

APPLICANT: CITY OF JACKSONVILLE

PROPERTY LOCATION: North side of Garden Street, at the intersection of Garden Street and Jones Road

Acreage: 0.49

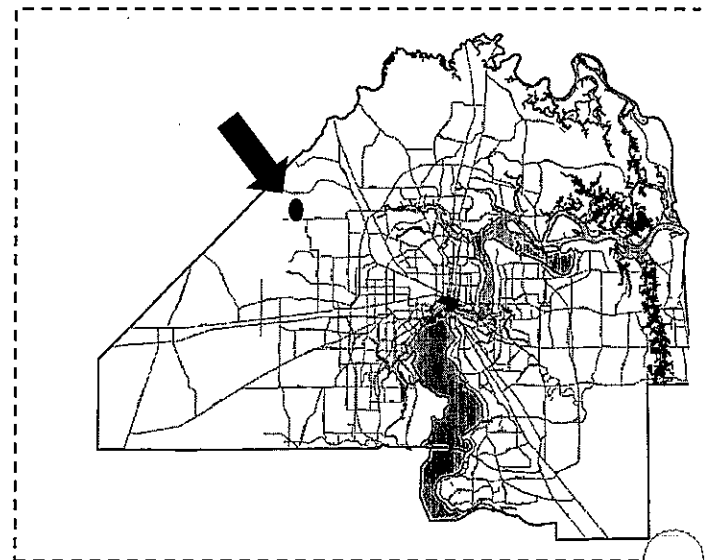
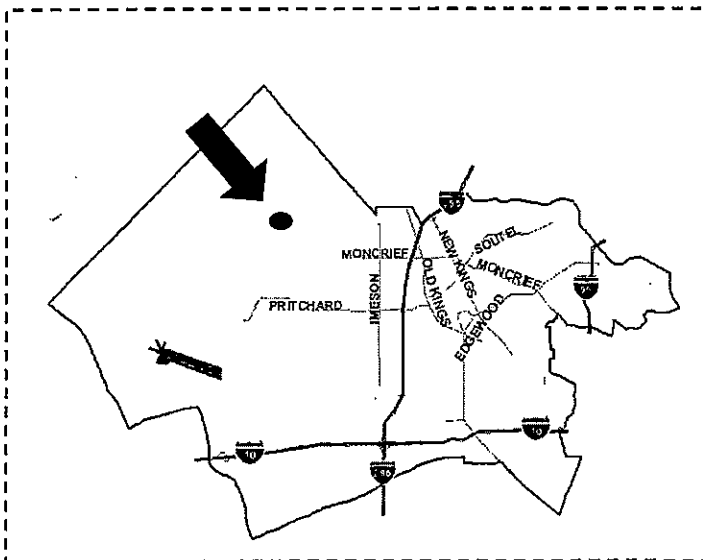
Requested Action:

	Current	Proposed
LAND USE	NC	CSV
ZONING	PUD	CSV

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
NC	CSV	N/A	0 dwelling units	7,470 Sq. Ft. Commercial Uses	0 Sq. Ft.	N/A	Decrease of 7,470 Sq. Ft.

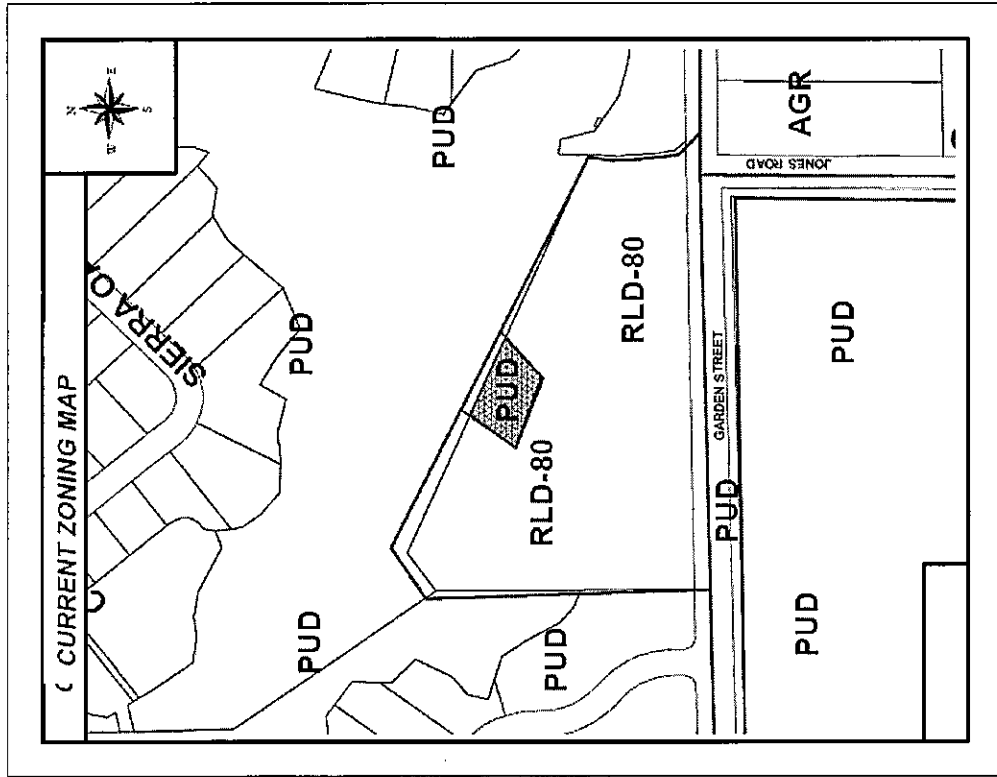
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

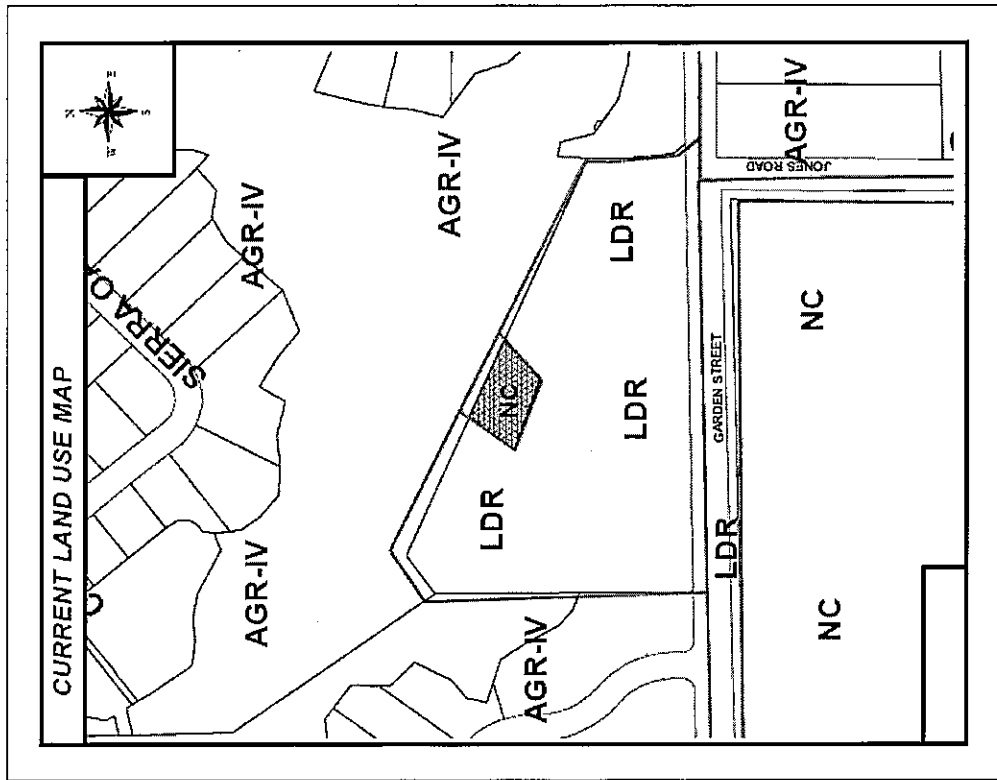


DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2016C-005



Current Zoning District(s): Planned Unit Development (PUD)
Requested Zoning District(s): Conservation (CSV)



Existing FLUM Land Use Categories: Neighborhood Commercial (NC)
Requested FLUM Land Use Category: Conservation (CSV)

ANALYSIS

Background:

The 0.49 acre subject property is located on the north side of Garden Street just west of Jones Road. The amendment site is located in Council District 8 and within the Northwest Planning District. This property is owned by Sierra Oaks, LLC and is currently undeveloped.

The City of Jacksonville Planning and Development Department proposes a future land use amendment from Neighborhood Commercial (NC) to Conservation (CSV) and a rezoning from Planned Unit Development (PUD) to Conservation (CSV). In 2006, land use amendment application 2006A-012 (Ordinance 2006-1163-E) included this property and was approved to change the land use category from Agriculture-III (AGR-III) to Neighborhood Commercial (NC) and rezoned from AGR (Agriculture) to Planned Unit Development (PUD). This land use and rezoning totaled 10.52 acres and was sought to permit the development of neighborhood commercial uses. However, the site was never developed. In early 2016, land use amendment application 2015C-027 (Ordinance 2016-03-E) was approved to change 9.99 acres of the NC category to Low Density Residential (LDR). The land use and rezoning allowed for development of a single-family residential development. The owner of the property provided the City of Jacksonville with authorization to change the remaining 0.49 acre NC parcel to CSV land use and zoning. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2016-242.

Immediately south, west and east of the site is proposed single family residential development. North of the site is forested land which abuts the Sierra Oaks single-family subdivision. The established pattern of development lining Garden Street is that of residential and agricultural uses within AGR – IV and LDR land use categories. Areas surrounding the subject site are characterized by undeveloped land, agricultural uses, scattered rural development, and site-built and manufactured single-family homes. Access to the site is provided by Garden Street and Jones Road, which are classified as two lane collector roadways according to the Functional Highway Classification Map. The intersection of Jones Road and Garden Street is not signalized. Sidewalks are within walking distance of Sierra Oaks and Sierra Oaks West subdivisions along Garden Street.

According to the Development Areas Map in the Future Land Use Element, the site is located within the Suburban Development Area. Attachment A provides a detailed picture of the existing development pattern for the immediate area. The proposed development does not include a residential component so school capacity will not be impacted by the change from NC to CSV.

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).

Wetlands

A wetlands survey map for this application site (see Attachment B) was created with the use of a map submitted from a previous land use amendment (Application 2015C-027, Ordinance 2016-03-E), the City's GIS system, and photogrammetric analysis. According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Wetland Forested Mixed" type wetlands. All but 0.04 acres of the 0.49 acres subject site are wetlands and are part of a larger wetlands system. These wetlands drain to the north in a northwesterly direction in a non-defined channel which eventually empties into the Trout River 0.5 miles away. This wetland system is a "Category III" type wetland and has a high functional value due to its water filtration and water retention attenuation. The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Evergreen-Wesconnett Complex". The Evergreen and Wesconnett are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. The wetland area has a water table close to the ground surface. It is anticipated that the property will be left in its natural state with no impact on the existing wetlands. Development of the site is not intended.

Transportation

The proposed land use amendment is for conservation and therefore, will not require a transportation analysis as CSV land use is generally limited to open space, resource, and recreational uses.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly low with some medium 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.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Conservation
Land Use Category	NC	CSV
Development Standards For Impact Assessment	0.35 FAR	0 FAR
Development Potential	7,470 sq. ft	0 DU
Population Potential	N/A	0 people
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources	Mostly Low	
Archaeological Sensitivity	Mostly Low	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4 inches	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	No increase of net new daily trips or net new PM peak hour trips.	
Potential Water Impact	Possible decrease of 373.5 gallons per day	
Water Provider	JEA	
Sewer Provider	JEA	
Potential Sewer Impact	Possible decrease of 280.1 gallons per day	
Potential Solid Waste Impact	Possible decrease of 11.95 tons per year	
Drainage Basin / Sub-Basin	Trout River Stream	
Recreation and Parks	Monticello Wildlands (1.5 miles west)	
Mass Transit	N/A	
NATURAL FEATURES		
Elevations	45 ft. and 50 ft.	
Soils	Lynn Haven fine sand (0-2 percent slopes), Evergreen-Wesconnett complex depressional (0-2 percent slopes)	
Land Cover	Field Crops, River lake swamp	
Flood Zone	N/A	
Wet Lands	0.45 acres Wetland Forested Mixed	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 5, 2016, the required notices of public hearing signs were posted. Twenty-two (22) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Citizen's Information Meeting on April 18, 2016. There were no speakers in opposition to 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:

Objective 1.5 Maintain, enhance and conserve natural and environmental resources, especially coastal resources, and ensure that all development and redevelopment within the coastal area is consistent with the Conservation/Coastal Management Element, including the Hurricane Evacuation Plan, and Aquifer Recharge Sub-Element.

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

The NC Land Use Category allows for development intended to serve the daily needs of contiguous neighborhoods. Areas designated as NC should be located within a ten minute drive time of the service population. Uses permitted within the NC category include convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office-professional commercial uses. Such centers are normally anchored by a food or drug store.

The CSV land use category permits regional, state or national forests, parks, sanctuaries, preserves and Special Management Areas. In addition, conservational passive recreational activities such as nature preserve and nature trails are also permitted. Development potential in the proposed CSV land use category is generally limited to open space, resource, and recreational uses. Conservation lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks, and unique coastal areas.

The proposed land use amendment to CSV encourages the dedication of properties for conservation, consistent with Objective 1.5 and Policy 1.5.14.

The proposed land use amendment is also **consistent** with the following Policies of the 2030 Comprehensive Plan, Conservation and Coastal Management Element (CCME):

Policy 4.1.19 The City shall sponsor placing “Environmentally Sensitive Lands” into Conservation land use category and zoning district and/or conservation easement, where there is a willing property owner.

Policy 4.4.1 The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.

Policy 4.4.3 The City shall act as applicant for property owners who voluntarily place their high functional valued wetland into the Conservation land use category and/or Conservation zoning district.

The applicant provided the Department with authorization to change the land use and zoning of the parcel which contains wetlands to CSV consistent with Policies 4.1.19 and 4.4.3. The proposed land use amendment to CSV is consistent with Policy 4.4.1 as it allows land that contains wetlands to maintain its integrity and protect an environmentally sensitive area.

Northwest Vision Plan

The subject site is located within the boundaries of the Northwest Vision Plan. This area contains agricultural activities, industrial/warehousing uses, and conservation and recreational lands, and large-lot residential development. The proposed land use amendment creates an opportunity to achieve conservation and is encouraged in the Northwest Jacksonville Shared Vision and Master Plan.

Strategic Regional Policy Plan

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

Goal 3.2 Direct future development away from the areas most vulnerable to storm surge and flooding.

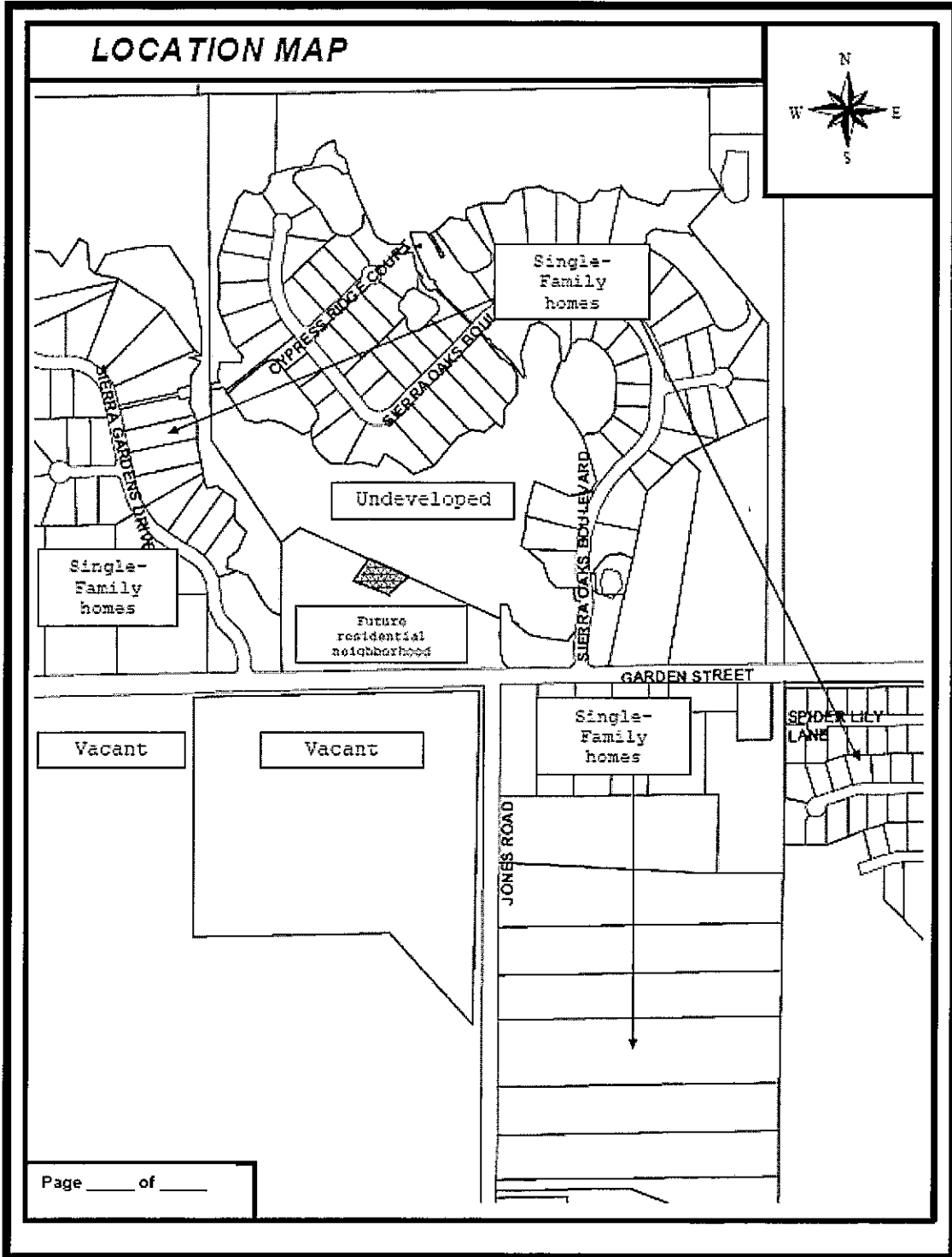
The proposed land use amendment is consistent with Goal 3.2 of the Northeast Florida Regional Council’s Strategic Regional Policy Plan as it would preclude residential development from occurring on the subject site.

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.

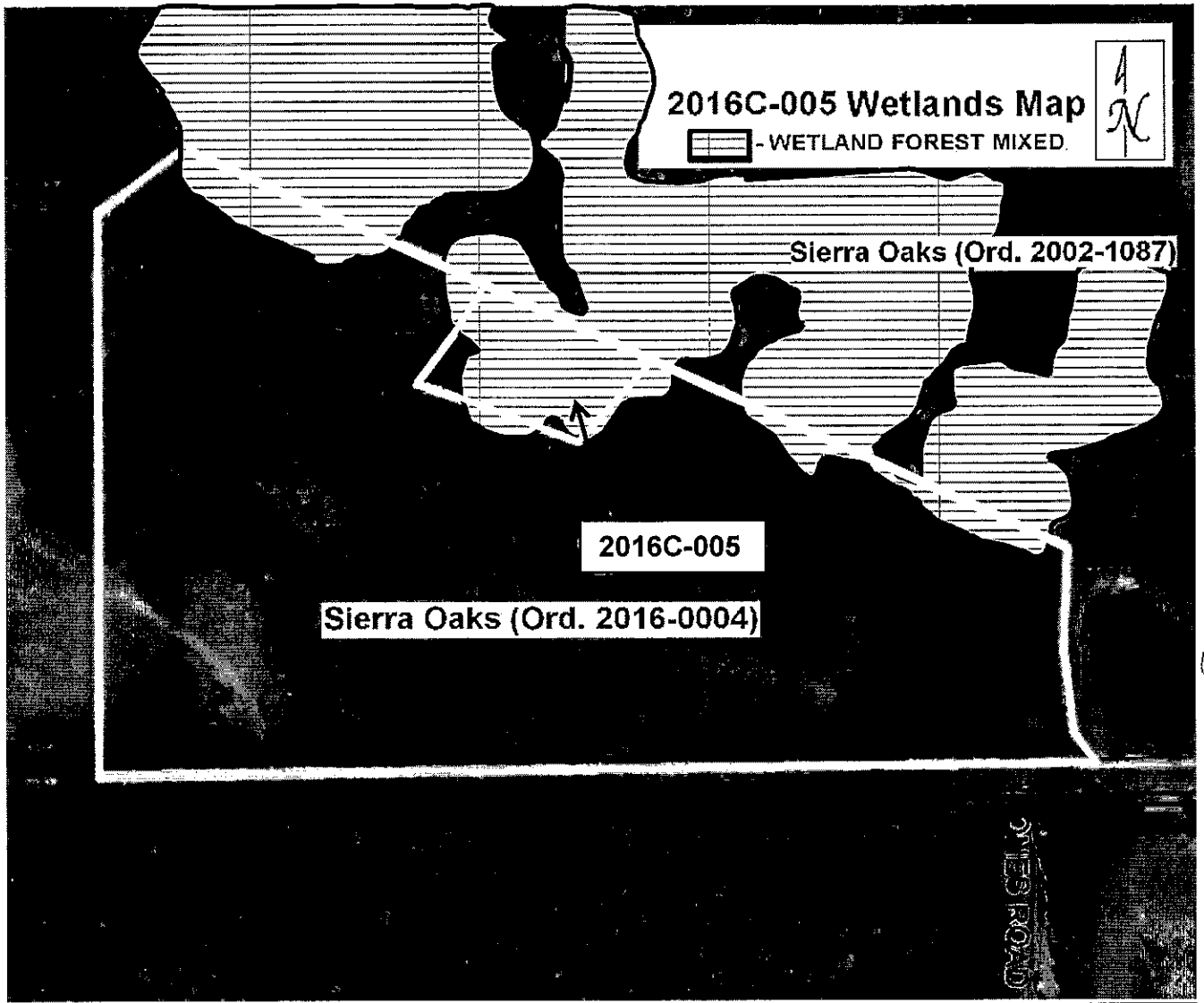
ATTACHMENT A

Existing Land Utilization:



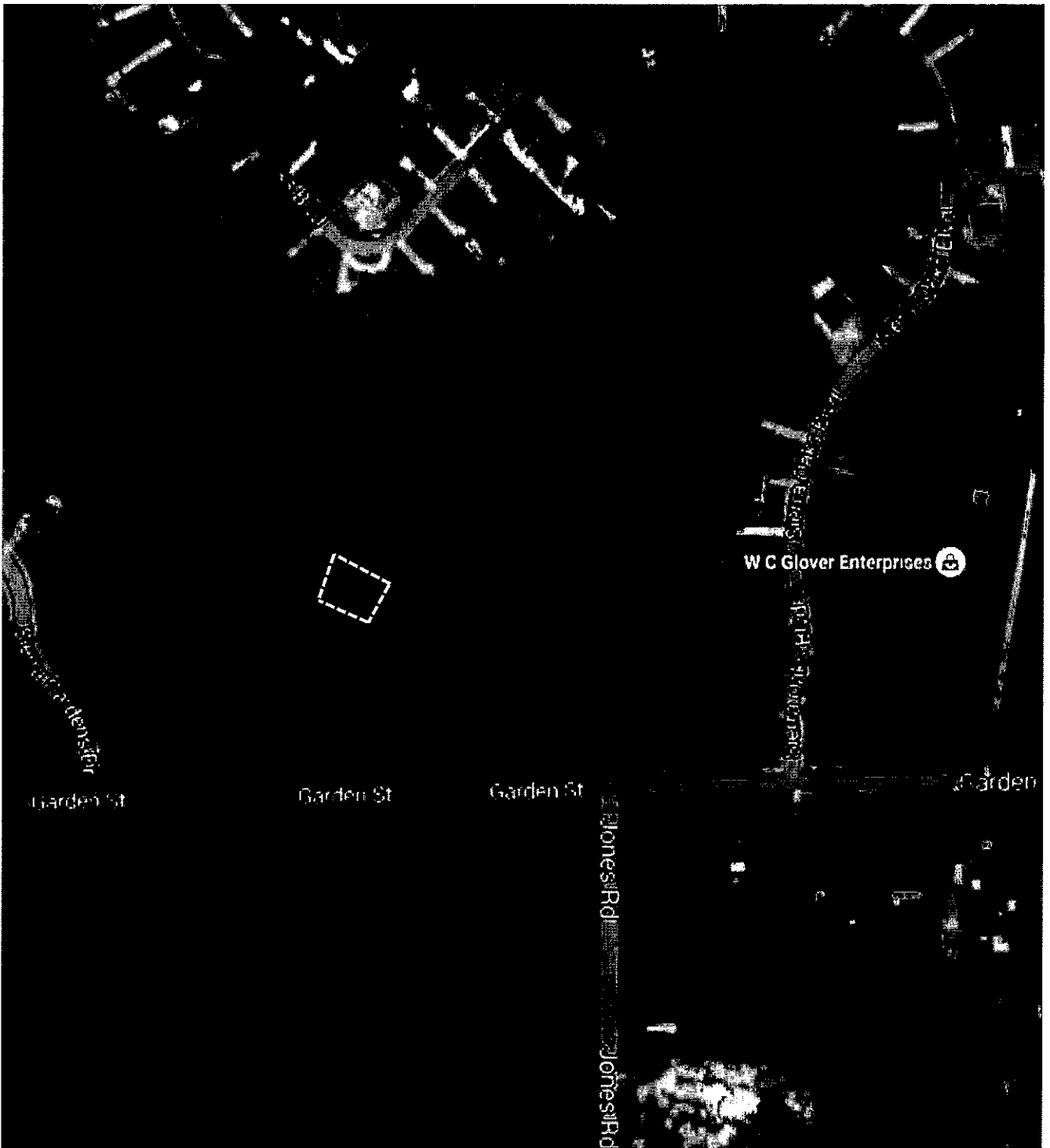
ATTACHMENT B

Wetlands:




ATTACHMENT C

Aerial:



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:	3/10/16	Date Staff Report is Available to Public:	04-29-2016
Land Use Adoption Ordinance #:	2016-241	Planning Commission's LPA Public Hearing:	05-05-2016
Rezoning Ordinance #:	2016-242	1st City Council Public Hearing:	05-10-2016
JPDD Application #:	2016C-005	LUZ Committee's Public Hearing:	05-17-2016
Assigned Planner:	Rosario Lacayo	2nd City Council Public Hearing:	05-24-2016

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information: CITY OF JACKSONVILLE 214 NORTH HOGAN STREET, SUITE 300 JACKSONVILLE, FL 32202 Ph: 9042557800 Fax: 9042557882 Email: COMMUNITYPLANNING@COJ.NET	Owner Information: KENYON ATLEE SIERRA OAKS, LLC 5851 TIMUQUANA RD #301 JACKSONVILLE, FL 32210 Ph: 9013846884 Fax: 9043846889
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DESCRIPTION OF PROPERTY

Acreage: 0.49 Real Estate #(s): a portion of 002872 0002	General Location: INTERSECTION OF JONES ROAD AND GARDEN STREET
Planning District: 5 Council District: 8 Development Area: SUBURBAN AREA Between Streets/Major Features: JONES ROAD and GARDEN STREET	Address: 0 GARDEN ST

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: UNDEVELOPED Current Land Use Category/Categories and Acreage: NC 0.49	Requested Land Use Category: CSV Justification for Land Use Amendment: THE APPLICANT AUTHORIZED THE CITY OF JACKSONVILLE TO USE THE PROPERTY FOR CONSERVATION USES	Surrounding Land Use Categories: AGR-IV
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UTILITIES

Potable Water: JEA	Sanitary Sewer: JEA
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COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage: PUD 0.49	Requested Zoning District: CSV
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Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>