

CURRENT PLANNING DIVISION



May 5, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2016-283

Application for: SW Quad JTB / I-295 PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD: Approve Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated March 1, 2016.
2. The original written description dated March 18, 2016.
3. The original site plan dated March 1, 2016.
4. The Development Services Division Memorandum dated April 19, 2016 or as otherwise approved by the Planning and Development Department as amended (see commentary below).

● Recommended Planning Commission Conditions* to the Ordinance: None

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

● Recommended PC Conditions that can be incorporated into the Written Description: None

● PC Vote: 7-0

PLANNING & DEVELOPMENT DEPARTMENT

● PC Commentary:

There was no one to speak in opposition. The agent indicated he had concerns about items #2, #4 and #5 in the Development Services Division memo. The agent indicated the third driveway (from north to south) is not needed. However for marketing purposes, the project requires the remaining five access drives shown on the site plan.

Commissioners discussed whether it was better to add a condition or modify the text of the memo. It was decided to modify the text of the memo. Commissioners discussed that language "...or as otherwise approved..." was sufficient if the applicant could justify the need for the number of driveways. The commissioners decided to modify Item #2 as shown below.

~~#2 Number, Location and design of driveways to site shall be reviewed and approved by City Traffic Engineer. Provide justification for 5 driveways to site. LDPM Section 2 reads: As an exception, additional driveway(s) may be permitted for large developments when it is shown that the additional driveway(s) is essential to provide adequate access to the development and will not adversely affect the safety or level of service of the existing roadway.~~

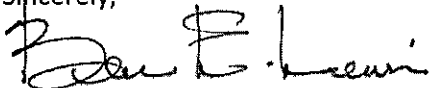
The agent objected to #4 on aesthetic grounds, as the number of signs needed would be a visual blight. At first the commissioners agreed, until it was pointed out that the requirement is for a "compact sign" at each end of the row of compact spaces, not every parking space. The agent withdrew his objection.

The agent also objected to #5. 14'5" parking space shave been used at the St. Johns Town Center and Markets at Town Center without incident. However the commissioners were concerned with large pick-ups and SUVs that would try to pull into a space not marked compact and not then have difficulty backing out or overhanging the drive aisle. The agent withdrew is request to delete item #5 in the memo.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
 Planning and Development Department

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