



July 21, 2016

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2016-387 **Application for: Springfield Lofts PUD**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton 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 April 12, 2016.
2. The revised written description dated July 5, 2016.
3. The revised site plan dated July 5, 2016.
4. The Development Services Division Memorandum dated June 13, 2016 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

1. Any new structure shall be setback a minimum of 40 feet from the eastern property boundary, and a minimum of 25 feet from the northern property boundary of the historic Drew Mansion property, 245 W. 3rd Street.
2. ~~The applicant shall stabilize the eastern most north-south alley with historically appropriate ribbon pavers or concrete, or as otherwise approved by the Historic Preservation Commission.~~
3. Front porches shall be no closer than 8 feet from a front property line.
4. HVAC equipment shall not be located within any front yard setback.
5. 'Group Care Homes' shall be prohibited in this PUD.
6. All on-site signage shall be consistent with the requirements found within Section 656.399.35 of the Riverside/Avondale Zoning Overlay.
7. The applicant shall install aesthetically appropriate fencing subject to the review and approval of the Historic Preservation Commission where adjacent to single-family or duplex residential

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- properties, except in the narrow north-south portions of the public alleys.
8. There shall be no outdoor audio speakers installed on the subject property in connection with any proposed commercial use.
 9. The applicant shall install pedestrian scale parking lot lighting no greater than 15 feet in height, as depicted in Figure 1.7.14(1) of the Jacksonville Design Guidelines and Best Practices Handbook, or as otherwise approved by the Historic Preservation Commission.
 10. A minimum 8 feet, 85% opaque screen shall be provided to block the view of the pool amenity area from any public ROW with materials and design reviewed and approved by the Historic Planning Commission.
 11. A minimum off-street parking space to bedroom ratio of one to one shall be provided regardless of unit type.

*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: 6-0

● PC Commentary: There was one speaker in favor of the application. There were three speakers who were generally supportive of the project, but were concerned about parking. The commissioners agreed with the agent that condition #2 would result in flooding of the alley and substantial cost to the property owner.

	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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