

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING 2016-395 TO

PLANNED UNIT DEVELOPMENT

JULY 21, 2016

Location: 0 Tyson Lake Drive
Between Lake Drive North and New World Avenue

Real Estate Number: 002065 0010

Current Zoning District: Planned Unit Development (PUD 2001-1000)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Planning Commissioner: Chris Hagan

City Council District: The Honorable Doyle Carter, District 12

Applicant/Agent: Charles L. Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida 32211

Owner: Ted Skopinski
Decatur Properties, Inc.
3490 Piedmont Road, NE Suite 1550
Atlanta, Georgia 30305

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Rezoning **R-2016-395** seeks to rezone 44+/- acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The previous PUD (2001-1000) permitted a maximum of eight hundred fifty (850) single family dwellings with a minimum lot size of 7,000 square feet (70 x 100), which is a close equivalent to the 7,200 minimum lot size allowed in the Residential Low Density-70 (RLD-70) zoning district. The purpose of the PUD is to rezone the northernmost 44+/- acres (Unit 6 of Adams Lake PUD) to permit a reconfiguration of the development plan to allow for 50 feet wide lots instead of 70 feet wide lots. There will be no increase in the total number of 101 lots in 'Unit 6' of Adams Lake. The Developer is committed to design and install a traffic signal to the entry off of Normandy Road. Additionally, the developer will contribute \$15,000 to the Homeowners Association to permit recreational improvements.

PUD DEVELOPMENT CRITERIA - PROPOSED BY APPLICANT

Existing development:	Undeveloped
Total acres:	44 acres
Proposed development:	Single family detached houses - Maximum 101 units.
Minimum lot size:	50 x 100 (5,000)
Yard setbacks:	Front: 20 feet Side: 5 feet Rear: 10 feet
Maximum lot coverage:	60%

Note: Staff recommends that the maximum lot coverage not exceed fifty (50) percent.

Maximum building height:	35 feet
Landscaping:	Will meet the minimum requirements in accordance with Part 12. Landscape and Tree Protection Regulations.
Signs:	Applicant proposes one double-faced monument sign not to exceed 12 square feet in area and 8 feet in height may be permitted along Tyson Lake Drive, with internal or indirect lighting.

CRITERIA FOR REVIEW

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 thereof shall evaluate and consider the following criteria in evaluation and consideration of an application for rezoning to Planned Unit Development district:

(1) Consistency with the Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. A description of the category follows:

LDR Category: This category includes residential developments in a density range of up to seven dwelling units per acre when full urban services are available. Generally, single family dwellings will be the predominant land use in this category. The gross density of the proposed PUD is approximately 3.19 units per acre.

The proposed rezoning meets the intent of the following Comprehensive Plan (Future Land Use) policies:

FLUE Policy 1.1.4 The Land Development Regulations shall include locational criteria and standards for all zoning or subdivision site plan requests for densities or intensities of use for each future land use category including appropriate criteria related to development areas, street classification, availability of public facilities and services, land use compatibility, development and redevelopment potential, site design factors, ownership patterns, environmental impacts, relevant adopted plans and studies, and principal and secondary uses as described in the Plan Category Descriptions of the Operative Provisions. In order to ensure the development of a variety of neighborhoods and living environments, the Land Development Regulations shall include several zoning districts with different minimum lot size and density of development requirements in each residential land use category.

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 1.1.10 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

GOAL 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Objective 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.

Objective 3.1.17 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

Objective 6.3.5 The City shall encourage street networks within new development plans to be designed and constructed so as to provide for future public street connections and increased connectivity to adjacent developable or redevelopable parcels.

Conservation Coastal Management Element (CCME)

GOAL 4

To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetlands resources over the long-term and improve the water

quality and fish and wildlife values of wetlands.

Recreation and Open Space (ROS) Element

2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Sanitary Sewer Sub-Element

1.2.6

Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

Transportation Element (TE)

1.4.8

The City shall encourage street networks within new development plans to be designed and constructed so as to provide for future public street connections and increased connectivity to adjacent developable or redevelopable parcels.

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

(3) Allocation of residential land use

The proposed development will allow for a maximum of one hundred one (101) dwelling units, which does not exceed the projected holding capacity reflected in the background data and analysis contained within the **Future Land Use Element** of the *Comprehensive Plan*.

(4) *Internal compatibility*

The written description and accompanying site plan of the intended plan of development indicate that internal compatibility will be achieved in several ways:

Traffic and pedestrian circulation pattern

The PUD will utilize a single entrance from Normandy Boulevard, as exists in the current PUD (2001-1000-E). The entirety of Adams Lake allows for a maximum of 850 dwelling units to be served by a single entrance road. The Florida Department of Transportation (FDOT) has jurisdiction over Normandy Boulevard (SR 228).

A review of the PUD by Development Services Division revealed the following concerns in their memorandum dated June 22, 2016:

1. Traffic signal plans should be required to be included with the 10 set for Unit 6 to ensure it is constructed before any additional homes.
2. Normandy Boulevard is a FDOT roadway. Therefore, FDOT has control over design of traffic signal and any roadway improvements in their right-of-way.
3. Signs, fences, walls and landscaping shall be clear zone requirements and be located to ensure that horizontal line of sight at driveways & intersections are unobstructed.

A review of the PUD by Transportation Planning Division revealed the following concerns in their memorandum dated June 29, 2016:

This proposal is for 101 units of ITE 210 Single Family which would generate a total of 1060 vpd and does not exceed available capacity on this roadway. However, because 50 foot lot widths are problematic for parking conditions, and in accordance to policy 1.4.7 of the Transportation Element of the Comprehensive Plan, we request that this development be conditioned to allow parking on only one side of the street as it will promote more modes of transportation.

(ITE 210 Single Family – 50 units)

The treatment of pedestrian ways

The written description indicates that sidewalks will be provided in accordance with the subdivision regulations.

The use and variety of building setback lines, separations and buffering

The Department has concerns that the proposed lot coverage is much greater than the usual requirement for the RLD-50 zoning district, which is fifty (50) percent. The applicant is requesting maximum lot coverage of sixty (60) percent. It is the opinion of the Planning

and Development Department that the increase in lot coverage is excessive considering the usual standard applied to similar type subdivisions.

The existence or absence of, and the location of, open spaces, plazas, recreation areas and common areas

The parent PUD, 2000-1000-E sets aside 21.5 acres, (approximately 4.2 percent) for recreation. The same includes the existing fifteen (15) acre lake which will be available to the residents for use. The submitted site plan shows passive open space and several retention ponds.

The use of existing and proposed landscaping

The PUD will be landscaped in accordance with Part 12 of the City's landscape ordinance.

(5) *External Compatibility*

The written description and accompanying site plan of the intended plan of development indicates that external compatibility will be achieved as noted.

Those areas of the proposed Planned Unit Development located on or near its perimeter and the conditions and limitations thereon

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is generally achieved through similarity with existing and planned uses and zoning of surrounding properties, and consistency with the Comprehensive Plan as previously noted.

The adjacent uses and zoning are as follows:

	Uses	Zoning	Land Use
North	Undeveloped	RR-ACRE	LDR
South	Single-family PUD	PUD 2001-1000-E	LDR
East	Chaffee Trail Elementary School	PBF-1	LDR
West	Undeveloped	RR-ACRE	LDR

(6) *Intensity of Development*

The written description and accompanying site plan indicate that the PUD will allow for up to one hundred one (101) dwelling units with a minimum lot size of five thousand (5,000) square feet. The remainder of the PUD has been developed with lots larger in size, notable 7,000 square feet. However, it is the opinion of the Planning and Development Department that the this area of Jacksonville (Chaffee Road and Normandy Boulevard area) is experiencing considerable growth and warrants infill consideration for increased

density/intensity for planned subdivisions and for flexibility in lot size and product type, such as this proposed PUD. The proposed development should have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands.

(7) Usable open spaces plazas, recreation areas.

According to the written description and site plan of the original PUD, the proposed single family development will provide approximately twenty one (21) acres of recreation area, including the existing fifteen (15) acre lake which will be available to the residents for use.

8) Impact on wetlands

There are jurisdictional wetlands on the subject property. The same is noted on the site plan. The development will be required to meet the requirements of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers.

(9) Listed species regulations

No wildlife survey is required as the property is below the minimum 50 acre threshold.

(10) Off-street parking including loading and unloading areas.

According to the written description of the intended plan of development off-street parking will be provided for each dwelling unit, consistent with standard Code requirements.

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided as required by the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

It should be noted that upon visual inspection of the subject property on June 28, 2016 by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



Source: Staff, Planning and Development Department
Date: June 28, 2016

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-395** be **APPROVED with the following exhibits:**

1. **The original legal description dated May 18, 2016.**
2. **The original written description dated April 22, 2016.**
3. **The original site plan dated May 18, 2016.**
4. **The Development Services Division Memorandum dated June 22, 2016 or as otherwise approved by the Planning and Development Department.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-395 be APPROVED subject to the following conditions, which may only be changed through a rezoning:

1. **Lot coverage shall not exceed 50%.**
2. **Signage shall be erected by the developer that indicates on-street parking shall be limited to one side of the street only.**



Dead-end of Tyson Lane Drive.

*Source: Staff, Planning and Development Department
Date: June 28, 2016*



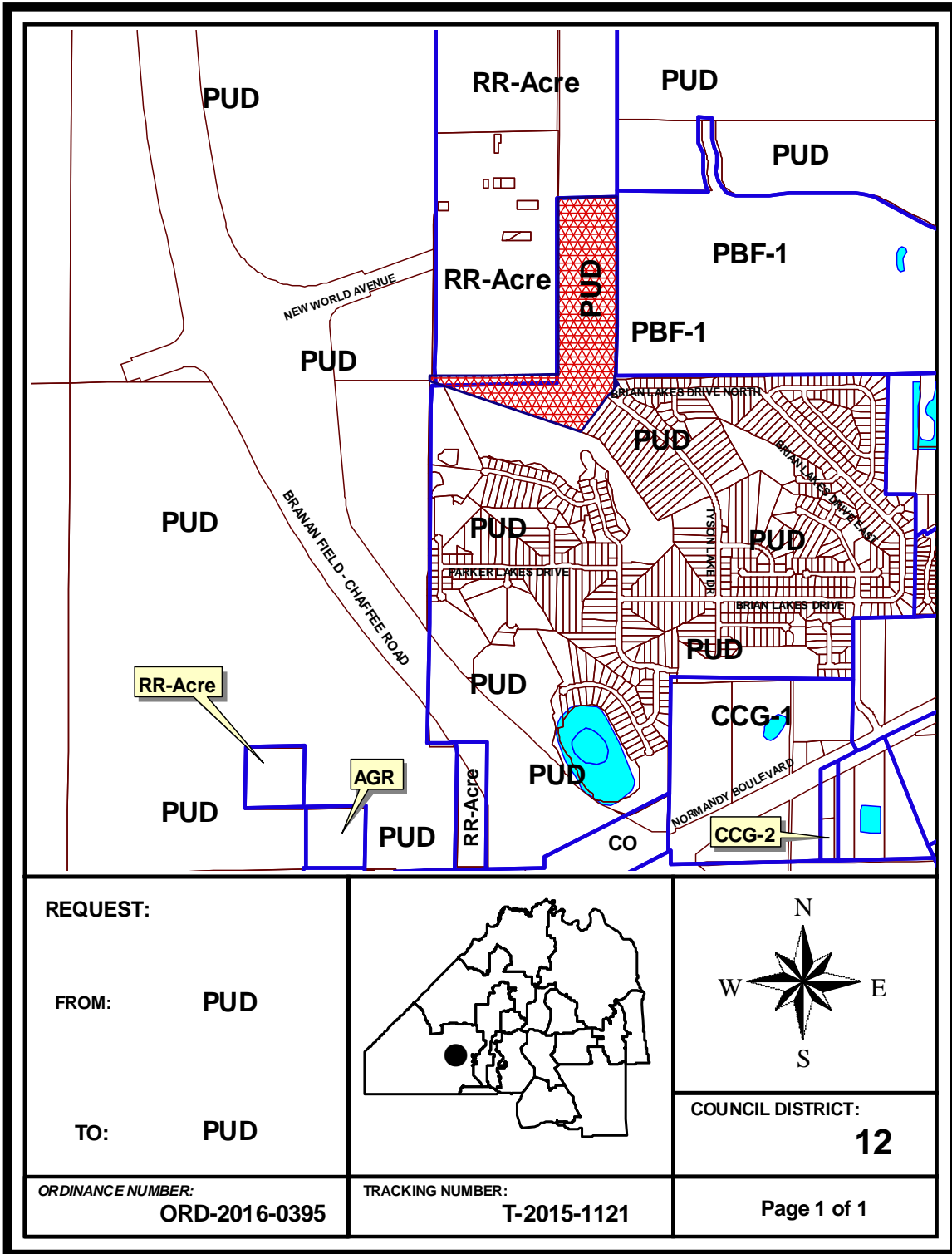
Single-family development on typical 70 feet wide lots along Tyson Lane Drive.

*Source: Staff, Planning and Development Department
Date: June 28, 2016*



Typical side yard setbacks found along Brian Lakes Drive North.

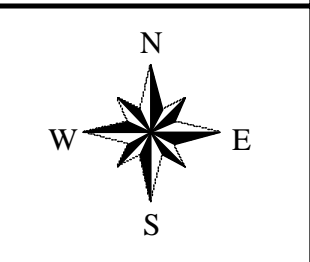
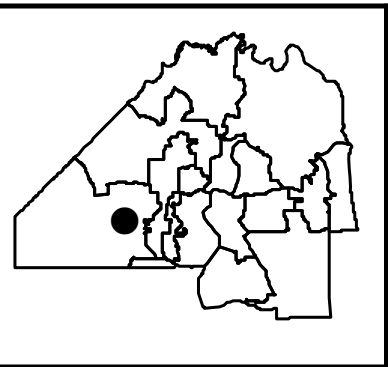
Source: Staff, Planning and Development Department
Date: June 28, 2016



REQUEST:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:
12

ORDINANCE NUMBER:
ORD-2016-0395

TRACKING NUMBER:
T-2015-1121

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