

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-526 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 8, 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 **2016-526** to Planned Unit Development.

Location: Northeast quadrant of Main Street North and Castleberry Road

Real Estate Number(s): 107839-0000, 107841-0070, 107841-0080,
107845-0000, 107846-0010, 107847-0000,
107849-0000

Current Zoning District: Planned Unit Development (PUD 2008-138)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Planning Commissioner: Marshall Adkison

City Council District: The Honorable Reggie Gaffney, District 7

Applicant/Agent: Lara Dietrich
Dietrich Planning, LLC
1332 Avondale Avenue
Jacksonville, Florida 32205

Owner: SAMC REO 20116-01, LLC
% L&B Partners, LLC
3525 Agricultural Center Drive, Suite 607
St. Augustine, Florida 32092

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2016-526** seeks to rezone approximately 11.64 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed for equipment rental facility with outside storage and a variety of commercial retail and service establishment uses. The current PUD allows for much the same uses, but does not include the outside storage.

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 Community General Commercial (CGC) 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. A description of the category is noted below.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses

associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development. Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category. Adult entertainment facilities are allowed by right only in Zoning District CCG-2.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

(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): Community General Commercial (CGC). 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 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

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 1.1.16 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed commercial development of the property is located on a principal roadway (U.S. 17) and it is a redevelopment of existing commercial area, so it is consistent with Policies 1.1.11, 3.2.1, 3.2.2 and Objective 6.3. Although the property has a land use of CGC it has been mostly vacant except along Main Street. The property is surrounded by LDR and the PUD should provide buffer zones and landscaping between uses to mitigate adverse land use impacts on adjacent uses during development and redevelopment as stated in Policy 1.1.16.

(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 commercial 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 separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed PUD indicates vehicular use areas will provide the minimum required landscaping for separation and screening of parking areas.

Compatible relationship between land uses in a mixed use project: The proposed uses are the same that can be found in the CCG-1 Zoning District. Therefore they are compatible and will not create adverse impact to each other when adjacent.

(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 a corridor which contains commercial zoning districts along Main Street and low intensity residential districts are farther from the road. Commercial development and the limitations contained in the PUD are compatible with the adjacent zoning districts

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	LDR	RR-Acre	Single family dwellings, undeveloped
	CGC	CCG-2	Office
South	LDR	RR-Acre	Single family dwellings, undeveloped
	CGC	CCG-2	Undeveloped
East	LDR	RR-Acre	Single family dwellings, undeveloped
West	LDR	RLD-60	Single family dwelling
	LI	IL	Undeveloped, planted pines

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 North Jacksonville Dunn Ave. and Main St. Corridor plan primarily focuses on roadway improvements along these transportation corridors. The subject property is located in the Duval Station District as identified in the corridor plan completed in 2004. This district has a substantial number of vacant parcels, older residences, mobile homes, commercial automotive, commercial services, and office uses. According to the plan, both Pecan Park and Duval Station Road intersections have the opportunity to become nodes for “placemaking” redevelopment. The most appropriate area and the best opportunity to create a future pedestrian friendly streetscape exists from Pecan Park Road south to I-295 and includes the Pecan Park, Duval Station, and Oceanway Districts. The Plan also states that Main Street should be streetscaped in conjunction with the FDOT road widening project, which would provide greater opportunities to create gateways. The Florida Department of Transportation (FDOT) has appropriated funding for a PD&E study of the 5.5 mile stretch of Main Street from New Berlin Road to Pecan Park Road, including the section of Main Street that the subject property fronts along. The proposed rezoning and proposed development will enhance the viability of an emerging commercial area.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a commercial development. The PUD is appropriate at this location because it will support the existing commercial service establishments and residential uses in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD proposes a primary access to Main Street and a second access point on Castleberry Road.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation area is required.

(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 August 24, 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 **2016-526** be **APPROVED with the following exhibits:**

1. The original legal description dated July 5, 2016.
2. The revised written description dated August 15, 2016.
3. The original site plan dated June 27, 2016.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated August 16, 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 **2015-xxx** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

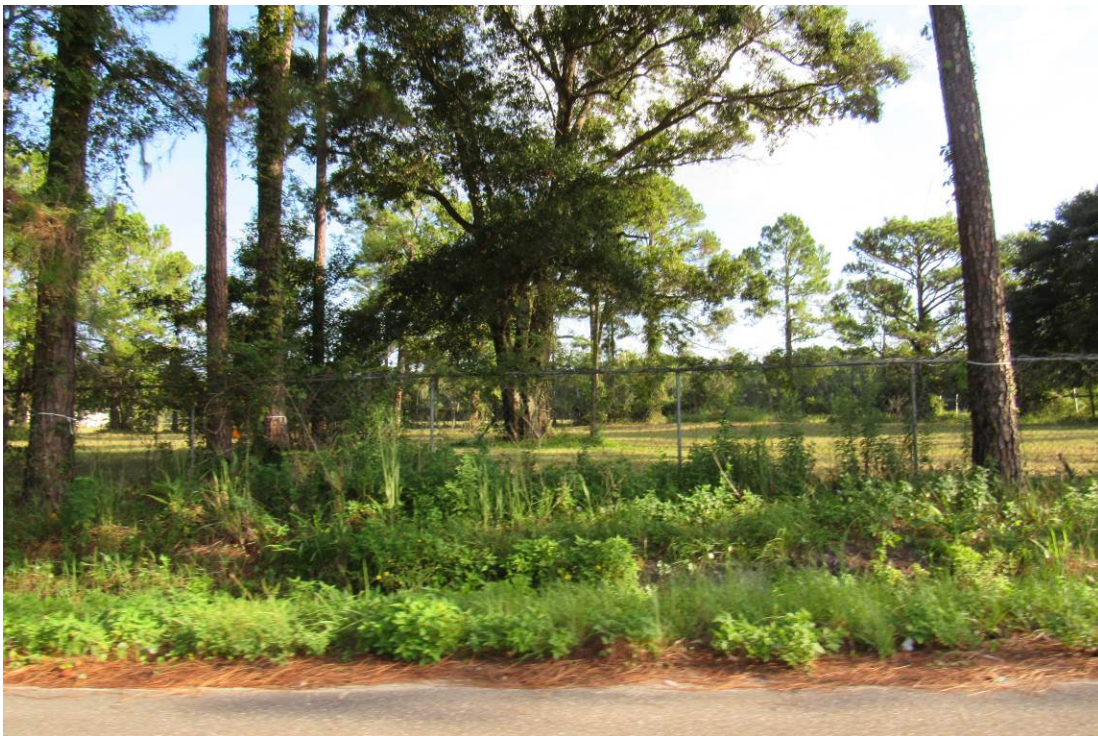
1. Outside storage shall be allowed on Parcel A at the location shown on the site plan.



Aerial view of property



View of property along Main Street



View of property along Castleberry Road



Adjacent residential dwelling on Castleberry Road



Adjacent residential dwelling on Castleberry Road

<p>REQUEST:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>COUNCIL DISTRICT: 07</p>
<p>ORDINANCE NUMBER: ORD-2016-0526</p>	<p>TRACKING NUMBER: T-2016-0998</p>	<p>Page 1 of 1</p>