

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-604 TO

PLANNED UNIT DEVELOPMENT

OCTOBER 6, 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 **2016-604** to Planned Unit Development.

Location: North side of Atlantic Boulevard between General Doolittle Drive and Marketplace Drive

Real Estate Number(s): 162230-0000

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Vacant

City Council District: The Honorable Al Ferraro, District 2

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: John Moye
International Land Investments, LLC
3738 Southside Boulevard, Suite 101
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-604** seeks to rezone approximately 9.5 acres of property from Industrial Business Park (IBP) to Planned Unit Development (PUD). The request is to permit the development for the retail sales of new or used automobiles, service garage for minor and major repairs and commercial retail sales and service establishments and other uses on the subject property. The PUD includes additional uses which are typically found in the CCG-1 Zoning District.

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 Business Park (BP) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2016C-022 (Ordinance 2016-603) that seeks to amend the portion of the site that is within the BP land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series 2016C-022 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. 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. 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.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.

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; 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 and Filling stations.

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.

The development characteristics provided herein shall be applicable to all CGC sites within the Urban Area. Developments on sites greater than 30 acres should incorporate urban development characteristics as defined in this element. Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials 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): Business Park (BP). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2016C-022 (Ordinance 2016-603) that seeks to amend the portion of land that is within the BP land use category to 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 Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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 Policy 3.2.3 The City shall prohibit the expansion or replacement of commercial uses that do not meet applicable locational criteria of the 2030 Comprehensive Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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 subject site is located in the Urban Development Area of the Arlington/Beaches Planning District, in an area with access to full urban services with bus stops and sidewalks and within walking distance to other commercial services. The property is located in a developed area of the City that is contiguous to an established pattern of commercial properties along the Atlantic Boulevard corridor which provides increased commercial opportunities as prescribed by FLUE Policies 1.1.22, 3.2.1 and 3.2.2.

From 1995 to 2014, the City approved several land use amendments by changing the land use categories from various other uses to CGC along the Atlantic Boulevard corridor that surround this site (see Attachment F), thereby providing a trend toward commercialization of the immediate area. All the approved amendments went into auto dealerships similar to what is being proposed for this site (see site plan "Attachment G"). With the trend for this area to be converted into commercial, the proposed land use amendment is consistent with FLUE Objectives 3.2 and 6.3.

(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 streetscape: It is expected the street scape for the proposed development will be typical of the adjacent automobile dealerships along Atlantic Boulevard.

The use of existing and proposed landscaping: The proposed written description indicates the site will comply with Part 12 Landscaping in the Zoning Code.

The use of topography, physical environment and other natural features: The site is devoid of any distinguishing topographic features. There is a retention pond on the north side of the parcel that will remain untouched.

The use and variety of building setback lines, separations, and buffering: the PUD is proposing the same setbacks that are found in the CCG-1 Zoning District.

The use and variety of building groupings: There is only one 50,000 square foot building planned for the site.

The particular land uses proposed and the conditions and limitations thereon: Although it is intended for a single use, the retail sales of automobiles, the proposed PUD includes the permitted uses and permissible uses in the CCG-1 Zoning District. These uses are compatible with each other.

(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 commercial corridor with several similar uses exist. Automobile sales and service at this location complements the existing commercial uses in the immediate area.

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	PBF	PBF-3	Jacksonville Executive at Craig Airport
South	MDR	RMD-C	Cypress Cove multi-family apartments
East	BP	PUD (99-61)	Jaguar/Land Rover auto sales
West	CGC	PUD (00-155)	Honda auto sales

(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 offices, commercial and service establishments in the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: There are several similar automobile dealerships along Atlantic Boulevard as well as filling stations and commercial centers. The proposed use is similar to the general character of the area.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:

The existing residential density and intensity of use of surrounding lands: The closest residential dwellings are 190 feet to the south side of Atlantic Boulevard.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: There will be two access points on Atlantic Boulevard, a right-in/right-out and a shared full access with the Honda Dealership to the west.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not 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 PUD is proposing a maximum of 450 parking spaces for inventory, employee and customer parking.

(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 September 23, 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 **2016-604** be **APPROVED with the following exhibits:**

1. The original legal description dated July 8, 2016.
2. The original written description dated June 24, 2016.
3. The original site plan dated June 24, 2016.
4. The subject property shall be developed in accordance with the Transportation Planning Division Memorandum dated or as otherwise approved by the Planning and Development Department.



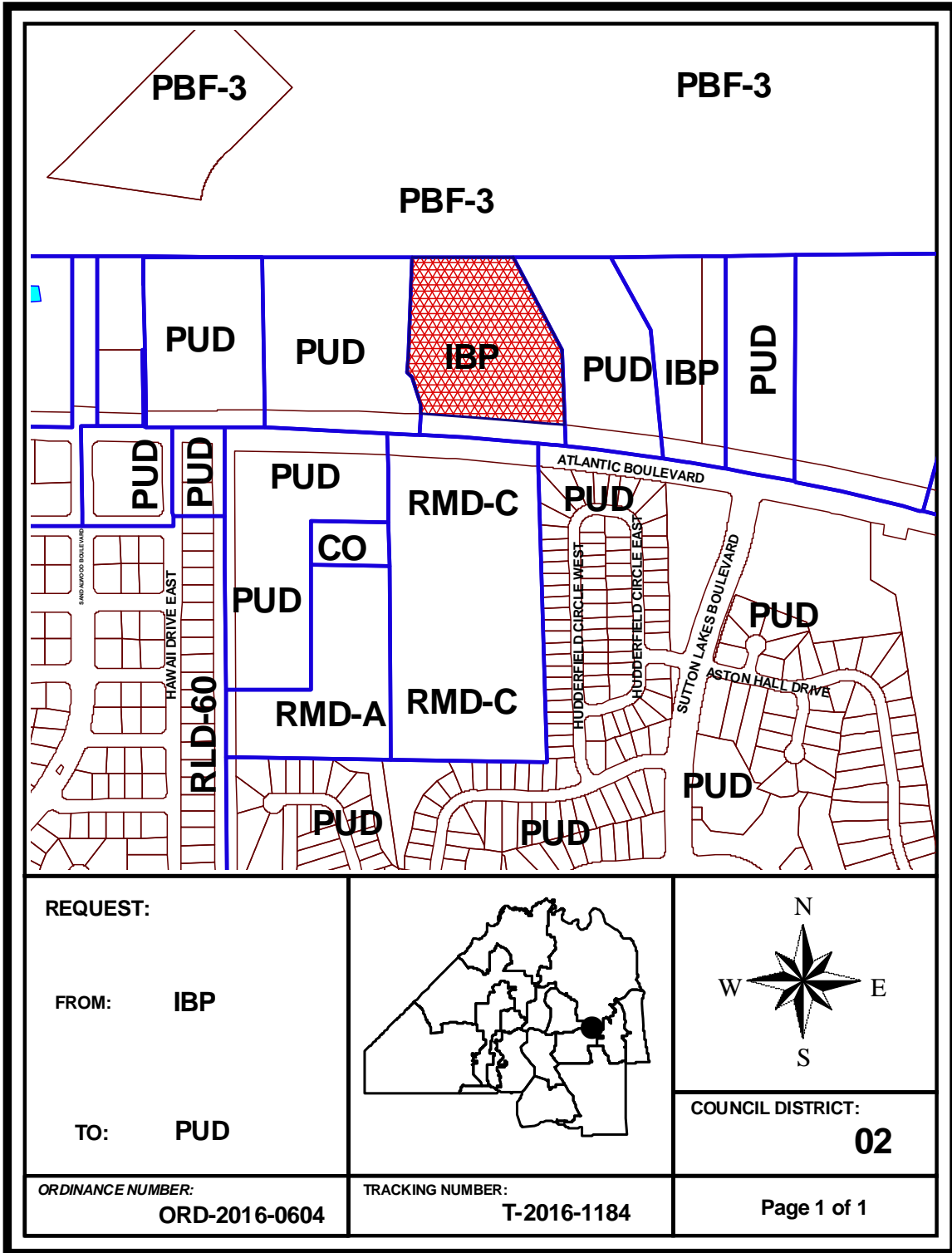
Aerial view of site.



View of subject property. The proposed development will share an access with the existing drive of Coggin Honda.



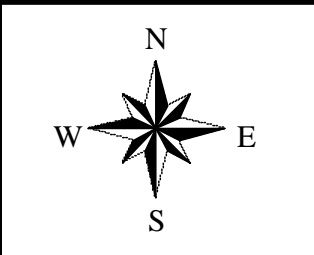
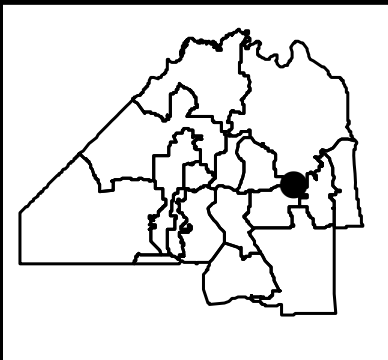
View of subject property on east side.



REQUEST:

FROM: IBP

TO: PUD



COUNCIL DISTRICT:
02

ORDINANCE NUMBER:
ORD-2016-0604

TRACKING NUMBER:
T-2016-1184

Page 1 of 1