

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-607 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 **2016-607** to Planned Unit Development.

Location: Southwest intersection of Hidden Stagecoach Road and San Jose Boulevard

Real Estate Number(s): 158883-0000

Current Zoning District: Planned Unit Development (PUD 2014-137)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Matt Schellenberg, District 6

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

Owner: Rakesh Patel
Niyani, LLC
11583 Summer Haven Boulevard North
Jacksonville, Florida 32205

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-607** seeks to rezone approximately 3.76 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed as an automatic car wash with vacuum stations and hand detailing in an 11,000 square foot building. Also included in the PUD are permitted and permissible uses by exception in the Commercial Neighborhood (CN) Zoning district.

The existing PUD allows for a child care / after school activity center for a maximum of 300 children.

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 Neighborhood Commercial (NC)) 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. Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. Preferred development patterns include those described in Policy 3.2.6 of this element. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. 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. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein. 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.

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. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on

the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a style compatible with adjacent areas to serve as a visual buffering element.

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

Principal Uses: Offices Business and professional offices including veterinary offices; Multi-family dwellings, when combined with another principal use; Filling Stations; Uses associated with and developed as an integral component of TOD and Commercial retail and service establishments, except for new or used automobile sales, funeral homes, and broadcasting offices and studios.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction.

The development characteristics provided herein shall be applicable to all NC sites within the Urban Area. Residential uses shall not be permitted on the ground floor abutting roads classified as collector or higher on the Functional Highway Classification Map. 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 non-residential uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.

(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): Neighborhood Commercial (NC).

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 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 property is located along San Jose Boulevard which is a major arterial roadway. It is also located in the Urban Development Area. The project will consist of commercial infill development and is therefore consistent with FLUE Policies 1.1.11, 1.1.12, 3.2.1 and 3.2.2 as well as Objective 6.3. All uses listed within the PUD description are permitted in NC land use category.

(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. The agent has received a Mobility # 91897.0 / CRC 91897.1 and City Development # 9296.000.

(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 treatment of pedestrian ways: There is an existing sidewalk along San Jose Boulevard and Hidden Stagecoach Road. Pedestrian access will be provided from San Jose Boulevard.

The use of topography, physical environment and other natural features: The site is currently heavily treed, however the site plan shows preservation of trees along the west and south property lines and preservation of a few trees along San Jose Boulevard. Saving as many trees as practical will reduce the commercial aspect of the proposed use.

Traffic and pedestrian circulation patterns: The site plan shows one access drive on Hidden Stagecoach Drive.

The use and variety of building setback lines, separations, and buffering: The PUD proposes greater setbacks than is required in the CN Zoning District.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The parking areas will be located a minimum of 10 feet from Hidden Stagecoach Road and 27 feet from the adjacent church and over 200 feet from the residential dwellings.

The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing permitted uses found in the CN Zoning District including the car wash. Permissible uses in the CN Zoning District will require approval through the exception process.

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 proposed site plan shows the parking area will be approximately 220 feet from the nearest residential lot line.

(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 along a corridor where residential, office, commercial and institutional uses function as a mixed-use development. Commercial development at this location will complement the existing uses through the use of specific buffers and setbacks.

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	CGC	CCG-1	Medical offices
South	MDR	RMD-A	First Christian Church
East	CGC	CN	Furniture sales
	CGC	PUD	Dunkin Donuts
West	MDR	RMD-A	single family dwellings

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 proposed site plan shows the parking area will be approximately 220 feet from the nearest residential lot line.

There is a retention pond along the west property line adjacent to the Hideaway at San Jose subdivision. An uncomplementary buffer consisting of a 6 foot high visual screen and one tree planted every 25 feet is required along the eastern bank of the retention pond. This buffer together with the western setback will diminish any impact of the proposed use.

(6) Intensity of Development

The proposed development is consistent with the NC functional land use category as a automatic car wash commercial development. The PUD is appropriate at this location due to the buffers and setbacks included in the written description. The building will be closer to San Jose Boulevard in order to reduce the any noise that may adversely impact the adjacent residential dwellings.

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 PUD proposes greater setbacks than normally required, tree preservation and buffers to protect the adjacent property owners.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property will have access to San Jose Boulevard which is classified as an arterial I roadway.

(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 October 6, 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 2016-607 be **APPROVED with the following exhibits:**

1. The original legal description dated August 4, 2016.
2. The original written description dated August 30, 2016.
3. The original site plan dated August 18, 2016.



Aerial view of subject property.



View of subject property.



View of adjacent office building



View of adjacent church south of subject property.



View of retention pond

