

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-724 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 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 **2016-724** to Planned Unit Development.

Location: South side of Deer Lake Drive West between Deer Lake Drive east and Gate Parkway North

Real Estate Number(s): 147981-5640

Current Zoning District: Planned Unit Development (PUD 1992-190)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Scott Wilson, District 4

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Guidewell Group, Inc.
4800 Deerwood Campus Parkway
Jacksonville, Florida 32246

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2016-724** seeks to rezone approximately 16.62 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can

be developed with a maximum of 400 multi-family dwelling units. There is a companion of Notice of Proposed Change (NOPC) to the Development or Regional Impact (DRI) which increases the maximum ceiling for residential dwelling units and converts existing office square footage to residential units.

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. The 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. Development within the category should be compact and connected and should support multi-modal transportation.

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.

The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density; except as provided herein. The development is proposing approximately 20 dwelling units per acre. 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.

(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?

Yes. The written description contains a request for additional signage than is allowed in Part 13 of the Zoning Code. The remainder of the written description and site plan of the intended plan of development meets all other 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 1.1.22

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 Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE 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.

FLUE Policy 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.

Housing Element Policy 1.1.4

The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

The proposed PUD will provide housing options for those who are employed in the area. This will reduce the number of vehicle miles travelled for commuters.

(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 multi-family 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:

Traffic and pedestrian circulation patterns: The site plan shows a typical circulation pattern which will allow for efficient movement of vehicles through the site.

The use and variety of building setback lines, separations, and buffering: The written description indicates the setbacks will be 20 feet from all property lines, which is similar to the setbacks in Residential Medium Density zoning districts.

The use of topography, physical environment and other natural features: The proposed development will take advantage of an adjacent lake for vistas, walking trail and dock.

(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 an area where residential, office, and commercial uses function as a mixed-use development. Multi-family development at this location complements the various office and commercial uses by increasing the housing options for those that are employed 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	RPI	PUD (92-190)	Tapestry Park mixed use
	CGC	PUD (92-190)	Multi-family dwellings
South	CGC	PUD (88-427)	JTB Boulevard
East	RC	PUD (92-190)	Blue Cross Blue Shield offices
West	BP	IBP	Office park

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is a multi-family development, which is not to exceed 400 dwelling units. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The existing residential density and intensity of use of surrounding lands: there are existing multi-family developments in the immediate vicinity.

The availability and location of utility services and public facilities and services: Electric, water and sewer are available from JEA.

SCHOOL	CSA	STUDENTS GENERATED	SCHOOL CAPACITY	CURRENT ENROLLMENT (2016/17)	% OCCUPIED	4 YEAR PROJECTION
Hogan-Spring Glen ES #64	3	67	472	331	70%	82%
Twin Lakes Academy MS #253	3	29	1462	1205	82%	98%
Englewood HS #90	3	37	1864	1820	98%	92%

The amount and size of open spaces, plazas, common areas and recreation areas: The PUD will provide a minimum of 150 square feet of active recreation area. The development will use an adjacent lake for passive vistas and a walking path.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: There is adequate access Gate Parkway, Southside Boulevard and JTB Boulevard.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: The application is requesting the following signs for the development.

1. One monument sign at the entrance - 100 square feet in area and 8 feet in height.
2. One monument sign along the JTB Blvd frontage - 100 square feet in area and 60 feet in height.
3. One wall or roof mounted sign on building 6 - 120 square feet in area.
4. One monument or wall sign near the “Deerwood Park North” sign - 120 square feet in area and 8 feet in height
5. Temporary leasing signs up to 1,000 square feet in area.

For multi-family developments the Zoning Code allows a maximum 24 square feet in area and 20 feet in height. There are two multifamily developments across Deer Lake Drive East in which their entrance signs do not exceed 24 square feet (see photos below) and other identity signs are approximately 24 square feet in area. The development is also requesting a roof sign. Only the Florida Blue building has a roof sign, none of the other buildings in the area have roof signs. The agent has not presented any evidence that or demonstrated a hardship where a larger identity or roof sign is justified.



Examples of signs in immediate area.



Examples of signs in immediate area.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required 150 square feet of active recreation area per residential unit.

(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.

(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 with one exception. The proposed PUD will provide 750 parking spaces, but is requesting to increase the number of spaces to a total of 810 without providing additional landscaping. The Staff has no objection to the request.

(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 November 14, 2016, the required Notice of Public Hearing sign was posted.



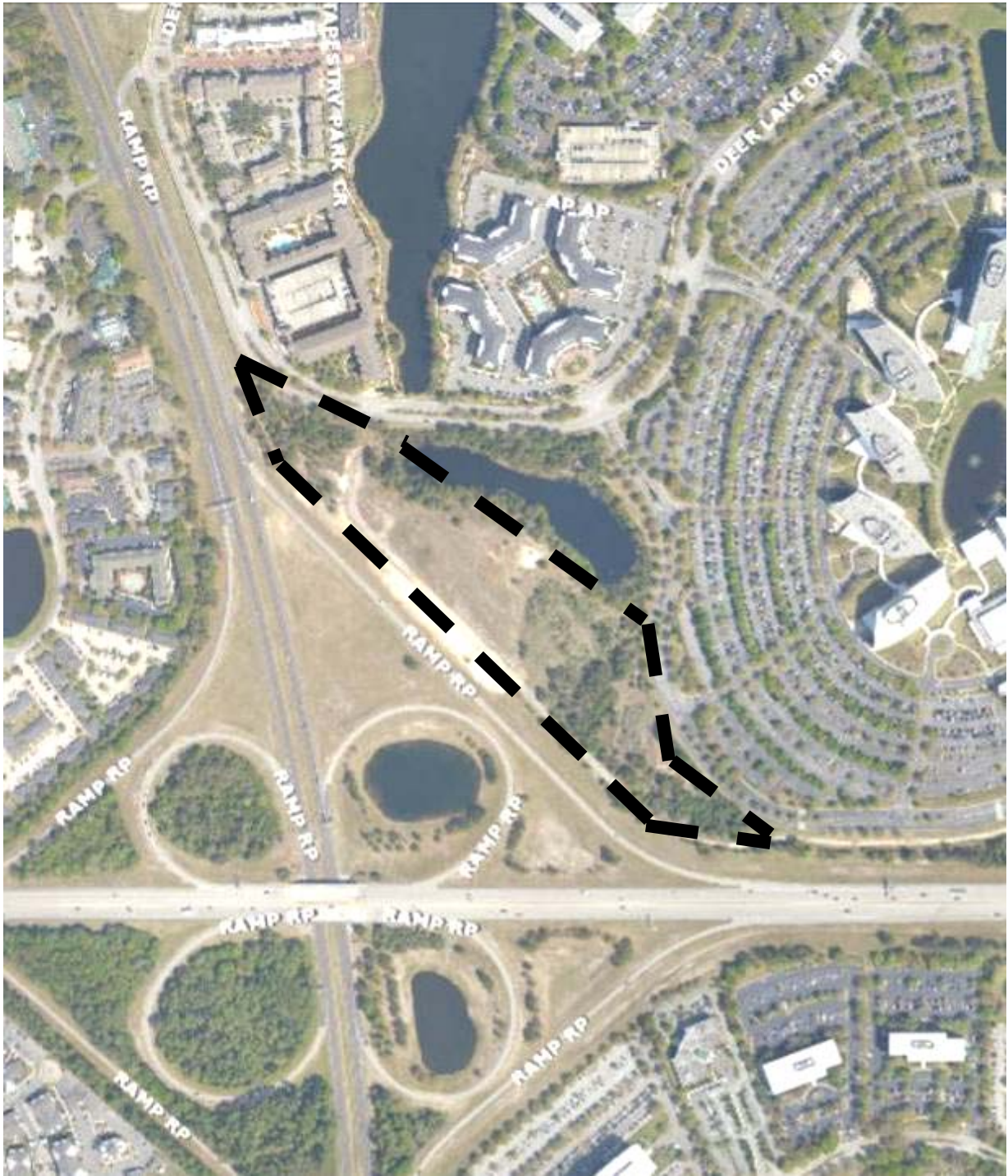
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2016-724** be **APPROVED with the following exhibits:**

1. The original legal description dated October 4, 2016.
2. The original written description dated October 4, 2016.
3. The original site plan dated October 4, 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.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-724** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. There shall be one double sided or two single side externally illuminated monument signs at the Deer Lake Drive East entrance not to exceed 24 square feet in area per side and 8 feet in height.
2. There shall be one single side externally illuminated monument signs along the JTB Blvd frontage not to exceed 50 square feet in area and 8 feet in height.
3. Temporary leasing signs shall not exceed 50 square feet in area.
4. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.





View of proposed entrance on Deer Lake Drive West



View of subject property from JTB Blvd ramp



View of subject property from JTB Blvd ramp

