



February 23, 2017

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2017-45

Application for: McCormick Place PUD

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD: Approve Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated June 8, 2016.
2. The original written description dated October 20, 2016
3. The original site plan dated October 20, 2016

● Recommended Planning Commission Conditions* to the Ordinance:

1. ~~The lot widths shall be amended to a minimum of 70' in width to be consistent with the adjoining single family residential developments in the immediate area.~~
2. The front setback shall be amended to a minimum of 20' from the property line.
3. ~~The minimum lot area shall be amended to 7,000 square feet.~~
4. ~~The maximum lot coverage shall be amended to 50%.~~
5. The site plan be revised to include pedestrian sidewalks, pursuant to Section 2.2.1 of the City of Jacksonville Land Development Procedures Manual and Policy 4.1.2 of the Transportation Element of the 2030 Comprehensive Plan. The express point on to McCormick Road must have a right-in/right-out triangular channelization island to prevent left-hand turns from or onto McCormick Road. The northerly egress point onto Kernan Boulevard North must also be designated as a right-in/right-out point with a triangular channelization island. Left-hand turns on or from Kernan Boulevard North must be facilitated at the southerly egress point only.

- 6. ~~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.~~

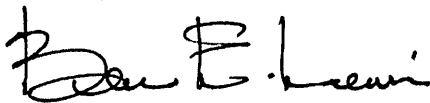
*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 5-0
- PC Commentary: There was no one to speak in opposition. The agent presented the Wonderwood Corridor Study which points out this property may be suitable for a higher density instead of commercial. Wonderwood is programmed for 6 lanes, Kernan for 4 lanes. Smaller lots are appropriate with the proposed filling station on the corner and the intersection of two arterial roads. Commissioners agreed, but recommends the 20 foot front yard setback to allow off street parking.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
 Planning and Development Department