

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-216 TO

PLANNED UNIT DEVELOPMENT

APRIL 20, 2017

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 **2017-216** to Planned Unit Development.

Location: East side of San Jose between Hidden Stagecoach Road and Sweetholly Drive

Real Estate Number(s): 158888 0000

Current Zoning District: Planned Unit Development (PUD 2005-1091)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Matt Schellenberg, District 6

Applicant/Agent: Ross Glass
Battery Source
104 Genesis Parkway
Thomasville Georgia 31792

Owner: Savvas Savvidis
4762 Joda Lane South
Jacksonville, Florida 32258

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-216** seeks to rezone approximately 1.49 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a 2,500 square foot commercial building and 1,600 square feet of outdoor display area. The intent is to sell batteries and golf carts/golf cars. Additional uses are listed in the PUD such as business and professional offices, schools, banks, cosmetology, and other uses.

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 Residential Professional institutional (RPI) 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-033 (Ordinance 2017-215) that seeks to amend the portion of the site that is within the RPI 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 2017C-033 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.

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 manner compatible with adjacent areas to serve as a visual buffering element.

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.

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): Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2016C-033 (Ordinance 2017-215) that seeks to amend the portion of land that is within the RPI 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 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 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

(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 retail 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: The site plan and written description show a streetscape that is similar to the existing structures along San Jose Boulevard. Building setbacks from San Jose Boulevard range from 60 feet to 180 feet.

The use of topography, physical environment and other natural features: The site drops approximately 12 feet from the road to the back. There is an “AE” floodplain along the east side of the property. The original site plan showed the retention area in the floodway. A review indicates there will be impacts to the wetland and existing flood plain. Floodways in flood zones have water velocity and intrusions could have harmful effects downstream during storms. Mitigation will be required to offset the effects from wetlands alteration and floodwater displacement. The agent has submitted a revised site plan which uses underground retention. The conventional retention ponds have been moved from the rear of the property to the front underneath the parking area. This will minimize impacts to the floodway.

(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: This section of San Jose Boulevard between Hidden Stagecoach Road and Sweetholly Drive has had 3 PUD rezonings since 2005. In 2005, the subject property was rezoned from RMD-A to PUD to allow for a 2-story office building (Ordinance 2005-1091). The office was never built and the land remained vacant. In 2015, a 1.30 acre parcel, north of the subject property was changed from CN to PUD to allow for the Express Oil Change center (Ordinance 2015-666). Across San Jose Boulevard, to the northwest of the subject site, a 3.76 acre parcel changed from PUD to PUD to allow for a car wash (Ordinance 2016- 607). The proposed use is consistent with the existing development in the 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	CGC	PUD (98-248)	Retail
South	RPI	PUD (02-004)	Office buildings
East	LDR	PUD (92-1025)	Single family subdivisions
West	MDR	RMD-A	Mandarin Lutheran Church, First Christian Church of Jax

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 PUD is requesting sign regulations consistent with the CN Zoning District, which would allow a sign up to 200 square feet in area and 50 feet in height. There are no other signs in the area of that size. The PUDs along this portion of San Jose have reduced their allowable signage to conform to the character of the area. The current PUD for the property restricted the signage to a 32 square foot monument sign a maximum of 12 feet in height. **Staff recommends the sign age be reduced to a maximum of 60 square feet in area and 12 feet in height, to be consistent with the area**



The PUD 2002-4, has a monument sign 71 square feet and 16 feet in height.



The PUD north of the subject property was restricted to a 30 square foot sign.



PUD 15-666, for a Dunkin Donuts/Express Lube restricted signage to 60 square feet in area.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category. The PUD is appropriate at this location because it is consistent with existing commercial uses along San Jose Boulevard and 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: In 2015, a 1.30 acre parcel, north of the subject property was changed from CN to PUD to allow for the Express Oil Change center (Ordinance 2015-666). Across San Jose Boulevard, a 3.76 acre parcel changed from PUD to PUD to allow for a car wash (Ordinance 2016- 607). To the south there are four office buildings and a stand-alone day care.

The existing residential density and intensity of use of surrounding lands: The Hollyridge subdivision is west of the subject site, across San Jose Boulevard. The minimum lot area is 6,000 square feet. The Heaven Trees subdivision is directly east of the subject parcel and the minimum lot size varies from 6,000 to 21,000 square feet.

The availability and location of utility services and public facilities and services: JEA indicates the nearest point of connection for potable water and sanitary sewer is available along San Jose Boulevard.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The project will have access to San Jose Boulevard. The site plan shows one access drive that will line up with a full median break on San Jose. The site plan also shows a secondary access at the north end of the property.

San Jose Boulevard (SR 13), from the St. John's County Line to Loretto Road, is the directly

accessed functionally classified roadway. San Jose Boulevard is a 6-lane divided Class I Arterial I in this vicinity and is currently operating at 75.12% of capacity. This proposal is for 4,500 square feet of ITE 826 Specialty Retail Center, which would generate 199 vpd. This San Jose Boulevard segment has a maximum daily service volume of 59,900 vpd and a 2016 daily traffic volume of 45,000 vpd.

(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

The site plan shows approximately 0.77 acres (51.6%) of the property is wetlands. The wetland is classified as “River lake swamp (Bottomland)” located on the eastern half of the property and on the west side of Cormorant Creek which also serves as the eastern most property boundary. This wetland is part of a larger riverine wetlands system extending from north and draining to the south. The wetlands are classified as “Category II” type wetlands and are associated with Cormorant Creek floodplains. These wetlands have an extremely high functional value due to the large water pollution and stormwater attenuation capabilities. Cormorant Creek drains into Julington Creek which then drains into the St. Johns River.

(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

There is an existing sidewalk along the east side of San Jose Boulevard. The proposed site plan shows a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 7, 2017, 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 **2017-216** be **APPROVED with the following exhibits:**

1. The original legal description dated January 13, 2017.
2. The original written description dated March 20, 2017.
3. The revised site plan dated April 11, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-216** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. One internally or externally illuminated monument sign not to exceed 60 square feet in area and 12 feet in height shall be allowed.
2. 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.



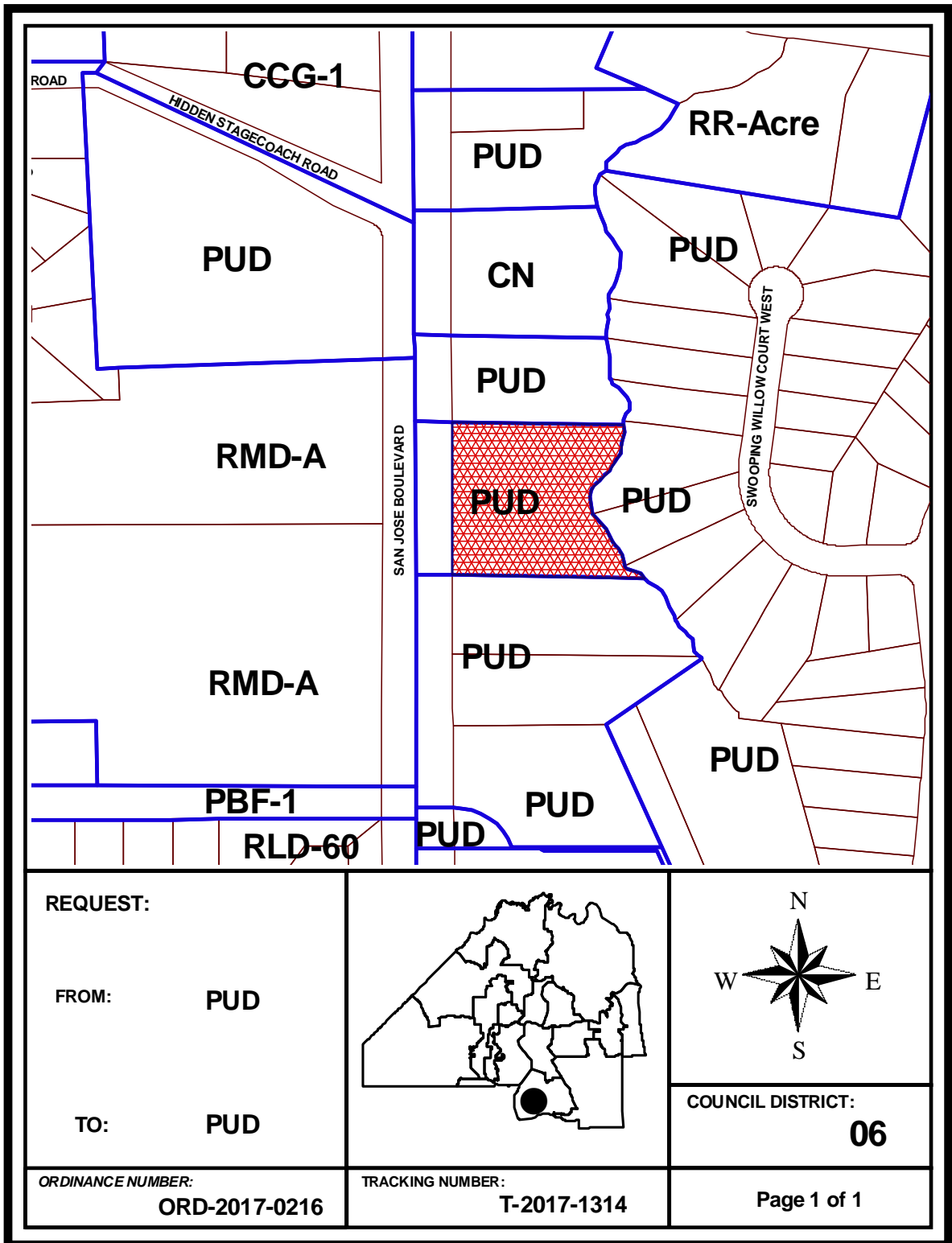
Aerial of subject property.



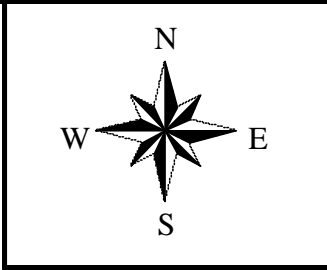
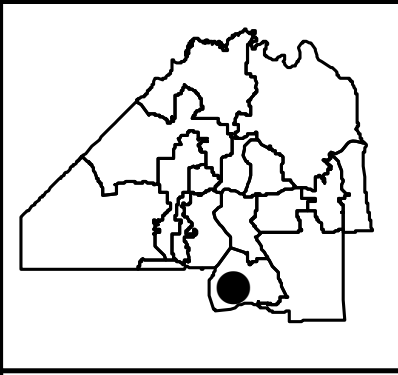
View of retail building to the north of subject property



View of office building south of the subject property



REQUEST:
 FROM: PUD
 TO: PUD



COUNCIL DISTRICT:
06

ORDINANCE NUMBER:
ORD-2017-0216

TRACKING NUMBER:
T-2017-1314

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