

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-227 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 **2017-227** to Planned Unit Development.

Location: West side of Fouraker Road between Lenox Road and Normandy Boulevard

Real Estate Number(s): 008664-0205

Current Zoning District: Planned Unit Development (PUD 2004-1245)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Doyle Carter, District 12

Applicant/Agent: George Leone
Leone Development, LLC
3806 Valverde Circle
Jacksonville, Florida 32224

Owner: Willis R. Keene
Citizen State Bank
201 East King Avenue
Kingsland, Georgia 31548

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2017-227** seeks to rezone approximately 43.28 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 106 single family lots. The minimum lot area and width is 6,000 square feet and 60 feet, respectively. Included in the proposed development is 1 acre of recreational area. The existing PUD allows for a maximum of 85 lots and the lot area ranging from 7,000 to 8,000 square feet. There were also two conditions requiring the entryway to be all brick and each dwelling to be constructed of brick.

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 Low Density Residential (LDR) 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 LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site and there shall be no minimum density; except as provided herein. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. The PUD proposes a gross density of 2.4 dwelling units to the acre and will have full urban services available to the site. 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.

Principal Uses: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area.

(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): Low Density Residential (LDR). 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 GOAL 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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 3.1.21 The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.

(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. Applications Mobility # 93470.0 / CRC # 93470.1 / CDN 9389.000 has been received for a 106 lot subdivision.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single 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:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows a minimum of 1 acre of recreations area for the residents.

The use of topography, physical environment and other natural features: The site has over 14 acres of wetlands that bisect the property north to south.

Traffic and pedestrian circulation patterns: The site plan shows one access point on Fouraker Road. There is no opportunity to inter-connect with other existing roads.

The use and variety of building setback lines, separations, and buffering: The written description indicates the subdivision will use development standards that are consistent with the standards in the Zoning Code.

The use and variety of materials: The current PUD incorporates a condition which requires all dwellings to be constructed of brick. The proposed PUD does not contain similar language.

(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 predominately residential area with a variety of lot sizes. Single family development at this location complements the area by increasing the housing options 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	CGC	PUD (09-107)	Funeral home
	LDR	RR-Acre	Single family dwellings
South	LDR	RR-Acre	Single family dwellings
		RLD-80	Single family dwellings
		RLD-90	Single family dwellings
East	LDR	RLD-60	Single family dwellings, COJ retention pond
West	LDR	RR-Acre	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as a single family development, which is not to exceed 106 dwelling units. The PUD is appropriate at this location because it will complement the existing offices, commercial and service establishments in the area.

The existing residential density and intensity of use of surrounding lands: The land surrounding the rezoning is in the Low Density Residential (LDR) land use category which allows a gross density of 7 units per acre. The gross density of the proposed development is 2.4 units per acre and consistent with the area.

The availability and location of utility services and public facilities and services: JEA indicates that potable water and sanitary sewer are available from Fouraker Road.

The site is served by the following schools:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2016/17)	% OCCUPIED	4 YEAR PROJECTION
Crystal Springs ES #226	8	18	1,225	1,087	89%	86%
Jefferson Davis MS #216	7	8	1,438	723	50%	70%
Ed White HS #248	8	10	2,071	1,355	71%	66%

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Fouraker Road/Cahoon Road, from Normandy Boulevard to Interstate 10, is the directly accessed functionally classified roadway. Fouraker Road is a 3-lane undivided Class I Collector in this vicinity and is currently operating at 71.29% of capacity. This proposal is for 106 dwelling units of ITE 210 Single Family Homes, which would generate 1,009 vpd. This Fouraker Road segment has a maximum daily service volume of 14,850 vpd and a 2016 daily traffic volume of 10,588 vpd.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. There will be a minimum of 1 acre of recreation area for each 100 lots.

(8) Impact on wetlands

Some portions of the proposed subdivision were determined to be within the 100 year flood zone. This area is associated with an unnamed creek which then empties into Wills Branch Creek. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as “AE”. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

(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 are sidewalks on both sides of Fouraker Road and the development will be required to provide a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 20, 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 **2017-227** be **APPROVED with the following exhibits**:

1. The original legal description dated February 14, 2017.
2. The original written description dated February 21, 2017.
3. The original site plan dated February 21, 2017.



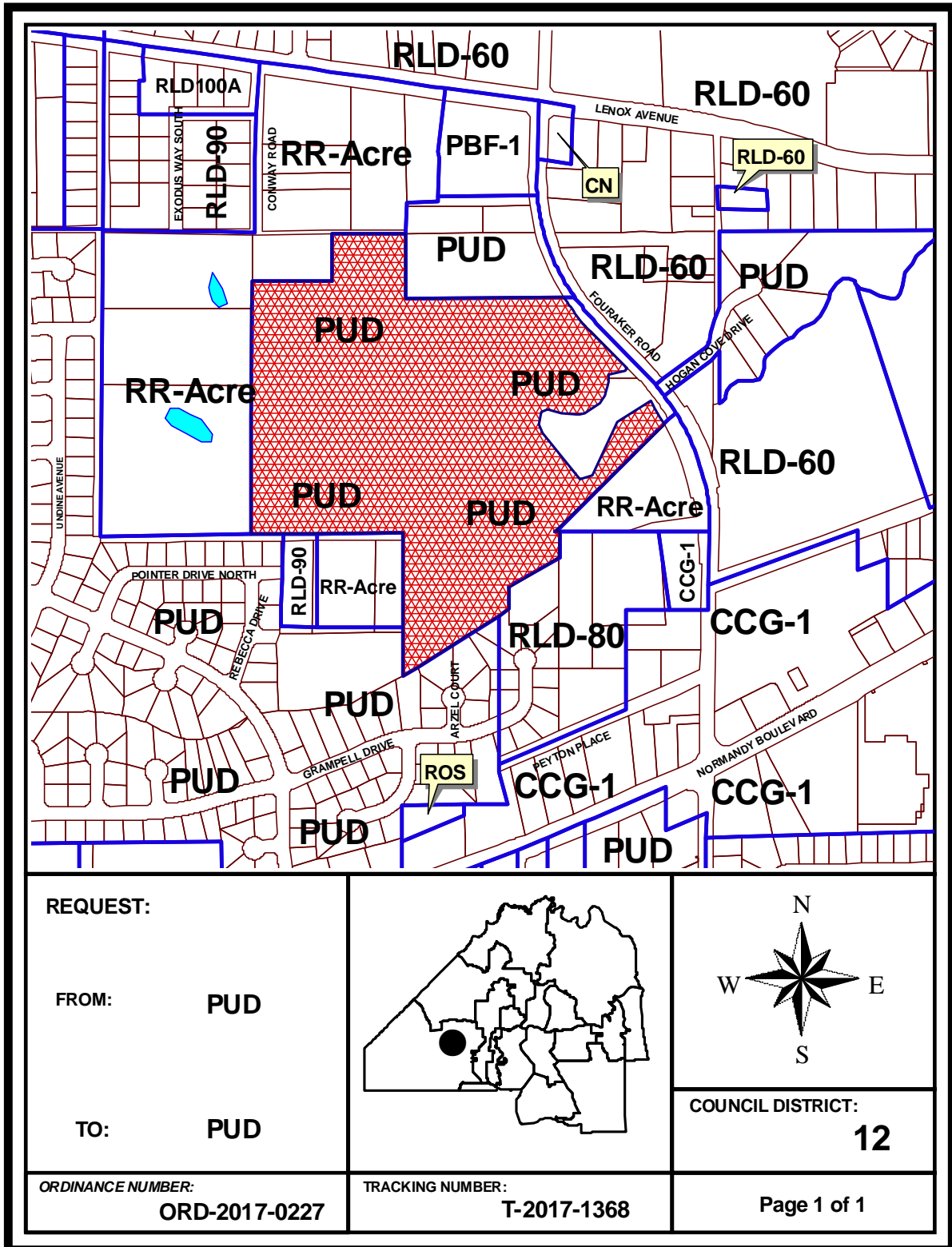
Aerial view of subject property.



View of subject property from Fouraker Road



View of property across Fouraker Road.

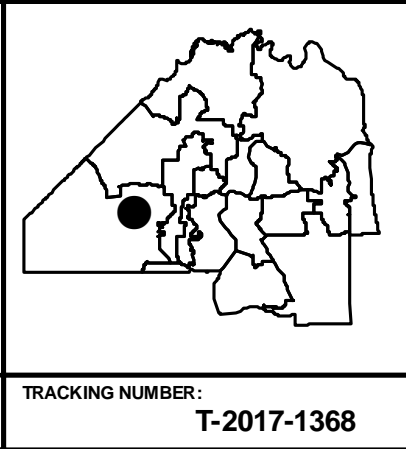


REQUEST:

FROM: PUD

TO: PUD

ORDINANCE NUMBER:
 ORD-2017-0227



COUNCIL DISTRICT:
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TRACKING NUMBER:
 T-2017-1368