



**NOTICE OF PROPOSED CHANGE
TO THE VILLAGES OF ARGYLE
DEVELOPMENT OF REGIONAL IMPACT (DRI)**

OVERVIEW

ORDINANCE: 2017-309

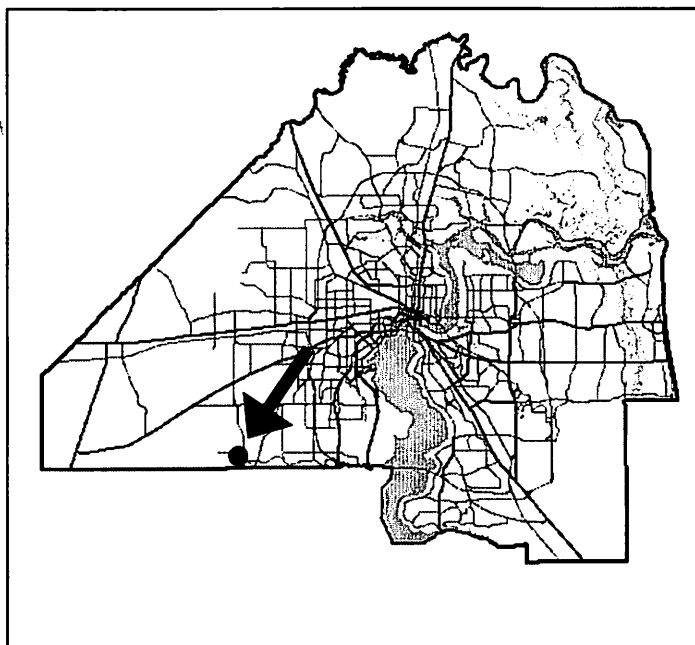
APPLICANT: STACI REWIS, GUNSTER, YOAKLEY & STEWART, PA

GENERAL LOCATION OF DRI: The DRI is located in both Duval and Clay Counties, west of Blanding Boulevard and south of I-295.

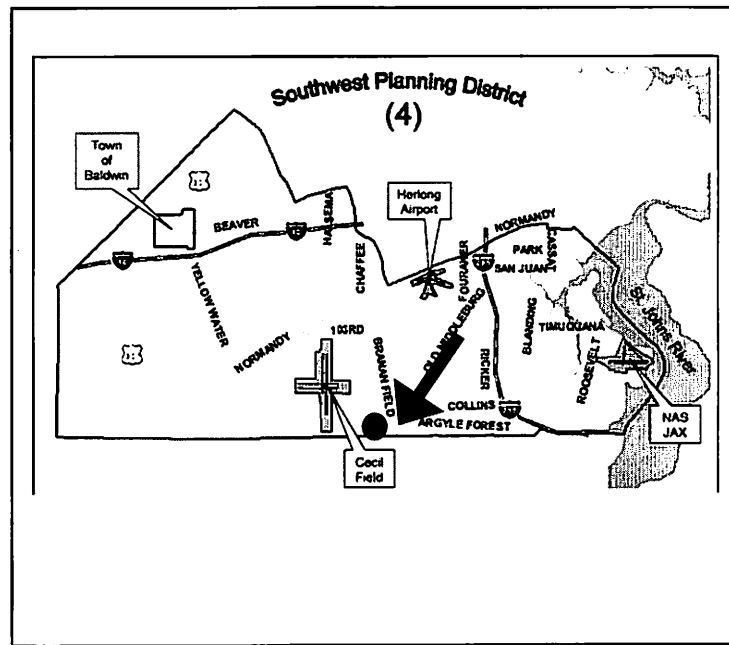
Requested Action: The request would modify the DRI's Land Use Exchange Table, Schedule 2-A, to allow conversion from commercial use to mini warehouse use

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

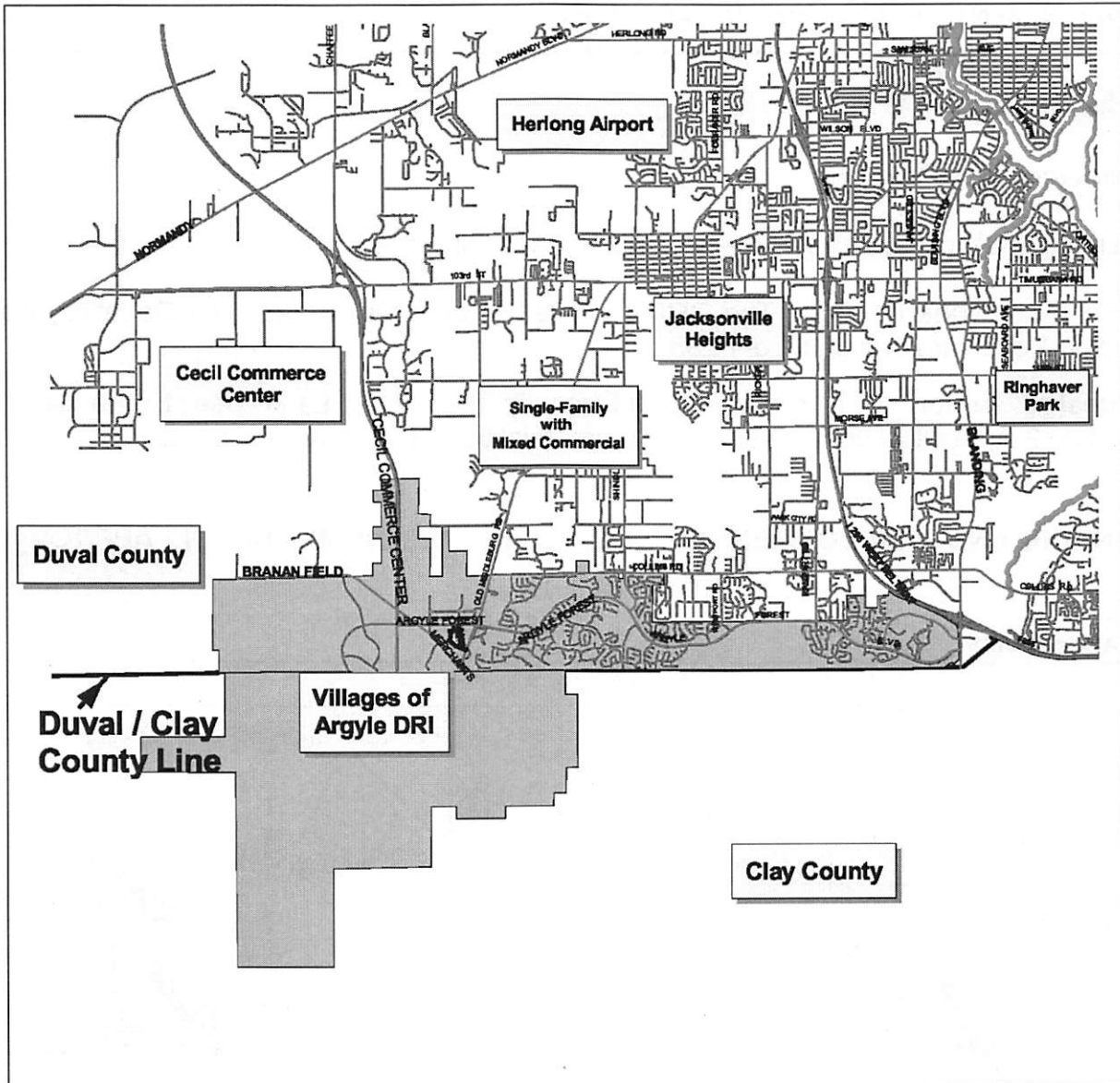


Duval County Location Map



Planning District 5: Location Map

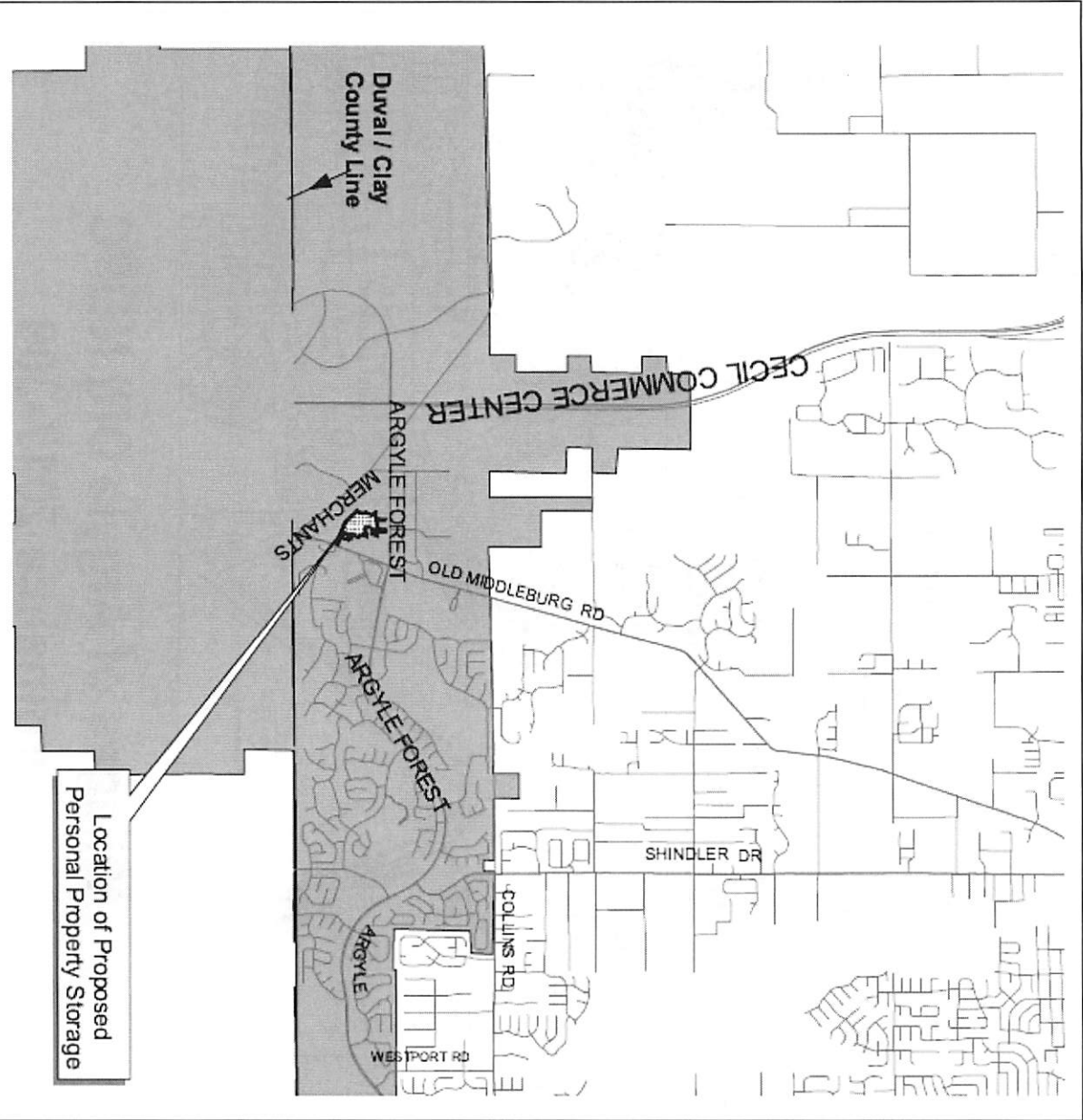
Location/Field Map



Villages of Argyle DRI NOPC



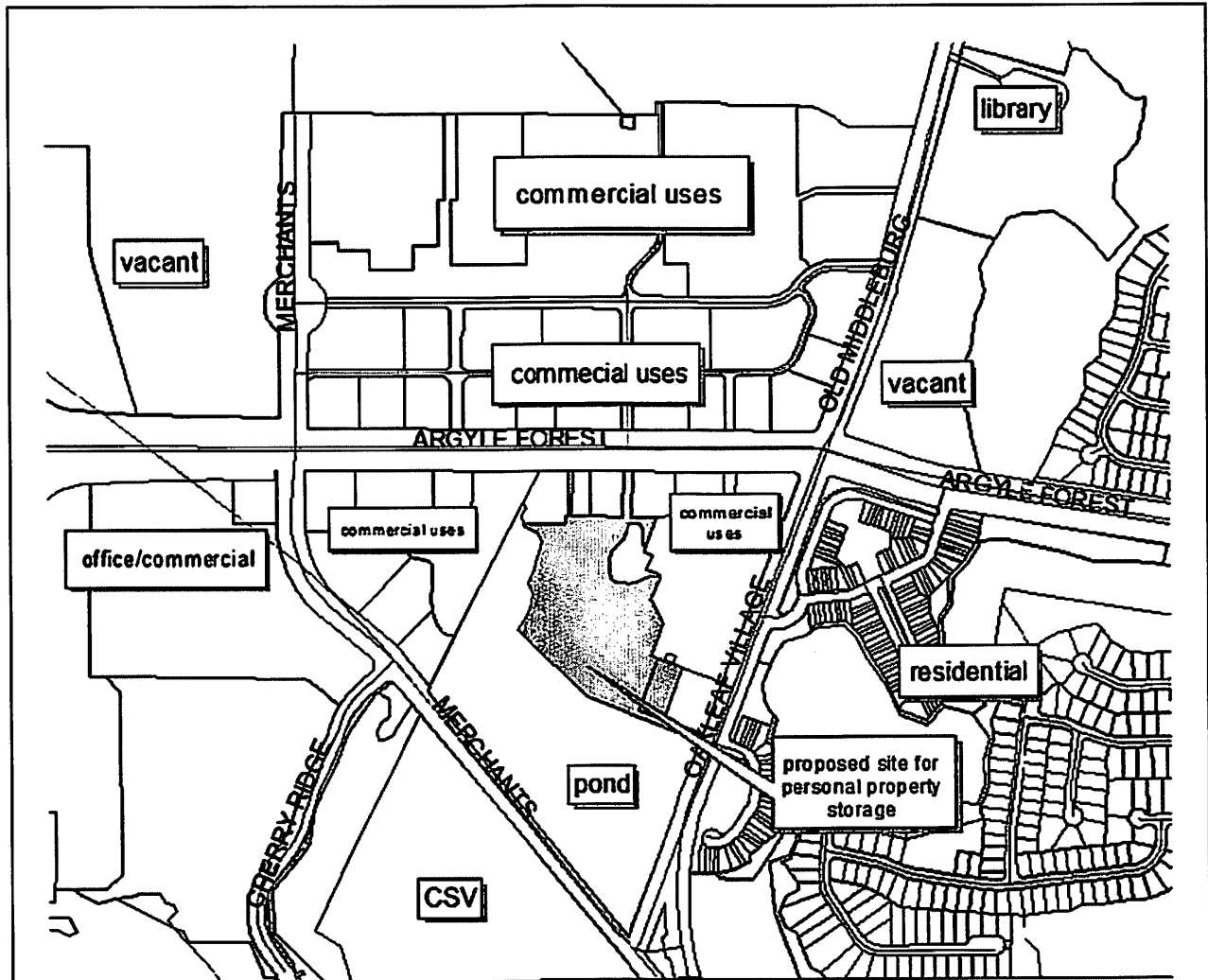
Area of Proposed Change within the DRI



Villages of Argyle DRI
NOPC Ordinance 2017- 309
Parcel 29 - Location for Proposed
Personal Property Storage



Location/Field Map of proposed site within the DRI



**Villages of Argyle DRI NOPC
Ordinance 2017-309**

Personal Property Storage Location and Field Map



Background/APPLICATION SUMMARY

The Villages of Argyle Development of Regional Impact (DRI) is over 8,000 acres in size and includes a mix of uses with Commercial, Office, Residential and a small area of Light Industrial. The DRI is located in both Duval and Clay Counties, south of I-295 with Blanding Boulevard along the eastern boundary and Cecil Commerce Center Parkway (SR 23) running north/south through the middle of the DRI.

The Notice of Proposed Change (NOPC) to the DRI would amend the Land Use Exchange table, Schedule 2-A, to allow conversion from commercial use to mini-warehouse/personal property storage use. The proposed conversion table, Schedule 2-A, would allow a maximum of 5,000 square feet of commercial to be converted to mini-warehouse. The personal property storage development is proposed for a location within Parcel 29 of the DRI Master Plan Map H. Parcel 29 is located south of Argyle Forest Boulevard, a minor arterial roadway, and west of Oakleaf Village Parkway, a collector roadway on the Functional Highway Classification Map. The property is surrounded by commercial uses and is within the Community/General Commercial (CGC) land use category of the Future Land Use Element of the 2030 Comprehensive Plan and is designated for General Commercial uses on the Master Plan Map H of the DRI. (See Location/Field Map, page 2-4)(See Aerial Map, Attachment A, pages 8-9) (See Current Map H, Attachment B, page 10) (See Current Land Use Map, Attachment C, page 11)

Please see the proposed NOPC application, Attachment G, page 16.

REVIEW AND ANALYSIS

COMPREHENSIVE PLAN

Airport Environs

The subject property is located within a 150-foot height limitation zone. Development in this area will be limited to a maximum height of less than 150-feet unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration (FAA). Development must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Transportation Section of the Planning and Development Department

The Planning and Development Department's Transportation Division reviewed the proposed modifications to ensure the conversion of uses would not negatively impact external traffic to the DRI. The applicant submitted a traffic study to address these concerns. The traffic study indicates that the external traffic is expected to increase by 36 net external pm peak hour trips, or 0.21% when the conversion is made which does not meet the requirements for a substantial deviation. The Transportation Division supports the proposed amendment as requested. (See Transportation Division Review, Attachment D, page 12) (See Attachment G, NOPC Application which includes the Transportation Study Provided by the Applicant, page 16)

Vision Plan

The subject site is located within the boundaries of the Southwest Jacksonville Vision and Master Plan in an area the Plan describes as the Suburban Residential Area. The Villages of Argyle is listed as one of the ten character areas identified within the Southwest Vision Plan's boundaries. A character area is a neighborhood that shares special, recognizable qualities. Qualities may be physical, such as buildings, open spaces and water, or may reflect the social dimensions of a place, including its history, civic groups, art and music, sports and street life. This master planned community is part of the framework in the Southwest area for sustainable growth. The Villages of Argyle community provides for a variety of quality housing choices, along with employment opportunities with commercial uses and recreation and open spaces as recommended under the Southwest Jacksonville Plan. The proposed NOPC application meets the objectives of the Southwest Jacksonville Vision Plan.

Land Use Categories

Personal property storage establishments are considered a commercial use and are permitted in the Community/General Commercial (CGC) land use category of the Future Land Use Element of the 2030 Comprehensive Plan as a primary use in the Suburban Development Area. The proposed use of the identified property for a personal property storage establishment is consistent with the CGC land use category.

Objectives and Policies

The proposed NOPC to the DRI is consistent with the following Policies of the **Future Land Use Element** of the 2030 Comprehensive Plan.

- 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.
- Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
- 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.
- 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.
- Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

The proposed NOPC to DRI is consistent with the following Policy of the **Transportation Element** of the 2030 Comprehensive Plan.

Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The proposed changes facilitate continued development of the Multi-Use DRI by offering a conversion to an allowable use proposed in a location with surrounding commercial uses within the DRI. The proposed location for the personal property storage establishment would continue a compatible land use pattern of the existing commercial area furthering the project's consistency with Policies 1.1.11, 1.1.24, 3.2.1, 3.2.2 and 3.4.2 of the Future Land Use Element.

Additionally, the proposed changes would not result in significant impact on the roadway network. Therefore, the proposed DRI amendment is consistent with Policy 2.3.8 of the Transportation Element.

FLORIDA DEPARTMENT OF TRANSPORTATION

The Florida Department of Transportation (FDOT) provided a review of the NOPC in a letter dated April 24, 2017. The FDOT's review found that the proposed changes to the conversion table could result in an increase of 36 net new external traffic. The FDOT determined that this increase in external vehicle trips has a de minimis impact and does not constitute a substantial deviation. The FDOT review is included as an attachment to this report. (See Attachment E, Florida Department of Transportation Review, pages 13-14)

NORTHEAST FLORIDA REGIONAL COUNCIL RECOMMENDATION

The Northeast Florida Regional Planning Council finds that the requested changes do not constitute a substantial deviation. (See Attachment F, Northeast Florida Regional Council Review, page 15)

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2017-309 be **APPROVED** as set forth in the NOPC to the Development Order, dated March 20, 2017, and as revised dated April 6, 2017.

ATTACHMENTS

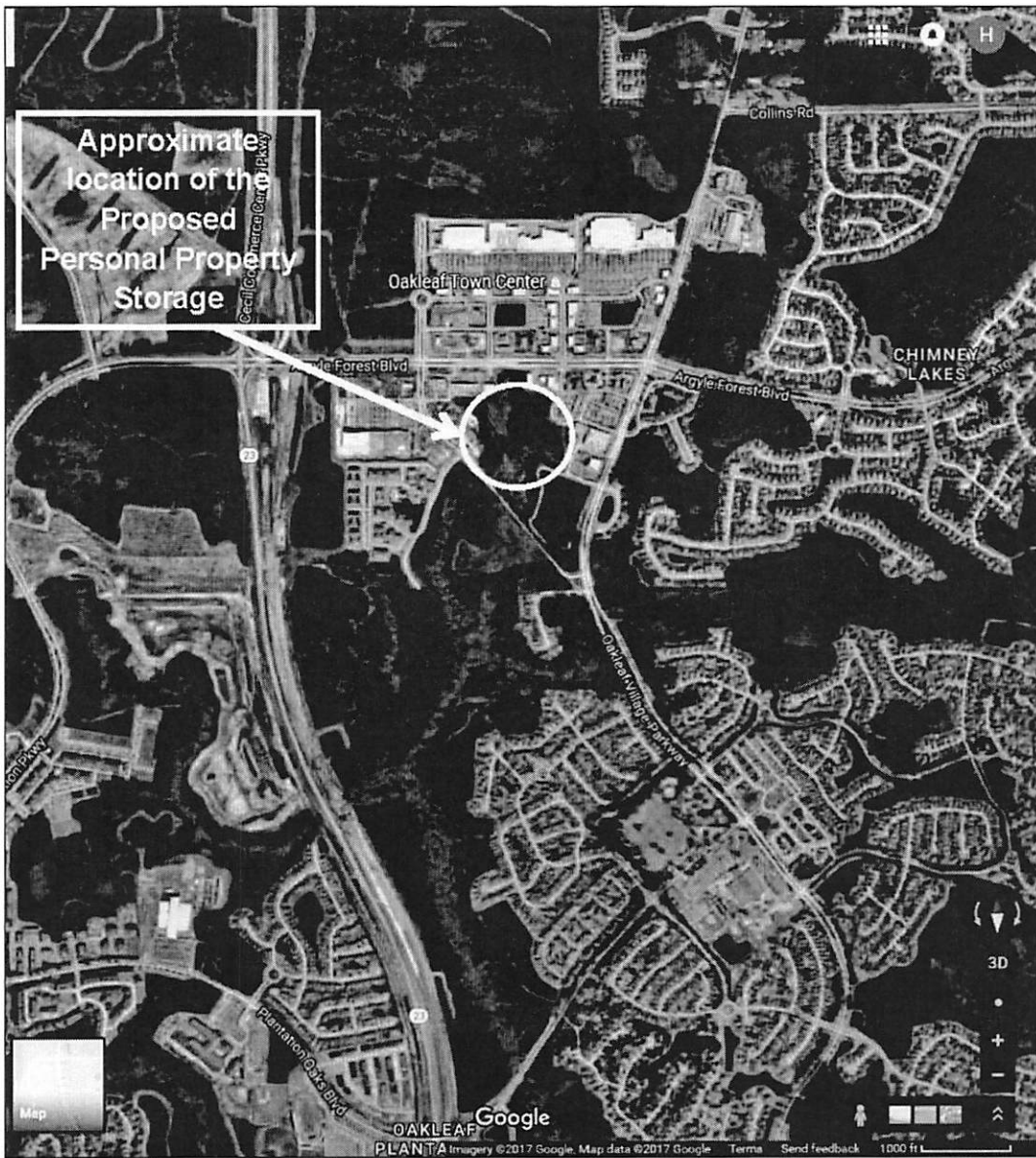
- A. DRI AERIAL MAP, PAGES 8-9
- B. CURRENT MAP H, PAGE 10
- C. CURRENT LAND USE MAP, PAGE 11
- D. TRANSPORTATION DIVISION REVIEW, PAGE 12
- E. FLORIDA DEPARTMENT OF TRANSPORTATION REVIEW, PAGES 13-14
- F. NORTHEAST FLORIDA REGIONAL COUNCIL REVIEW, PAGE 15
- G. NOPC APPLICATION , PAGE 16

ATTACHMENT A
Aerial Map

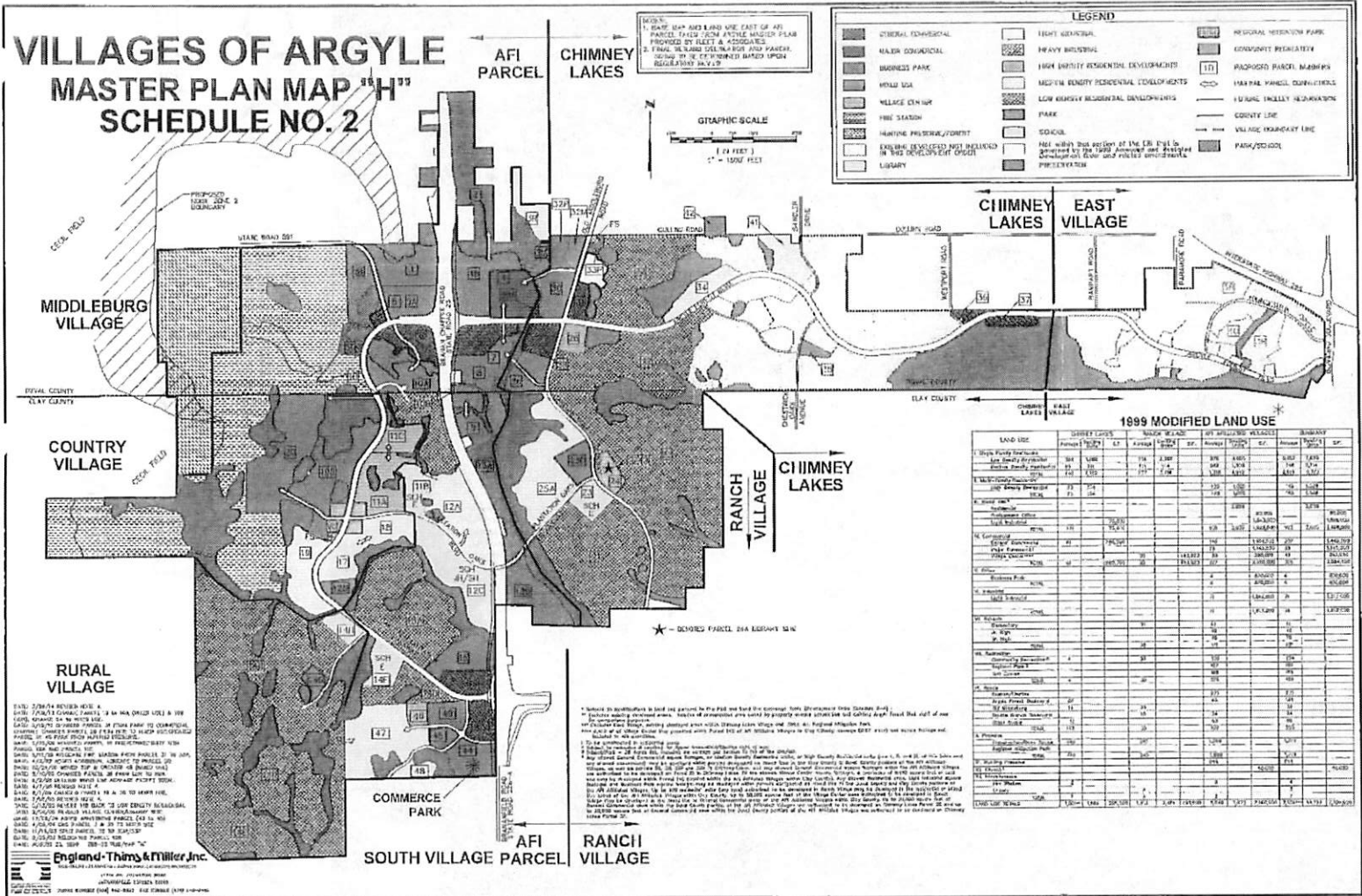


Villages of Argyle DRI NOPC
Aerial

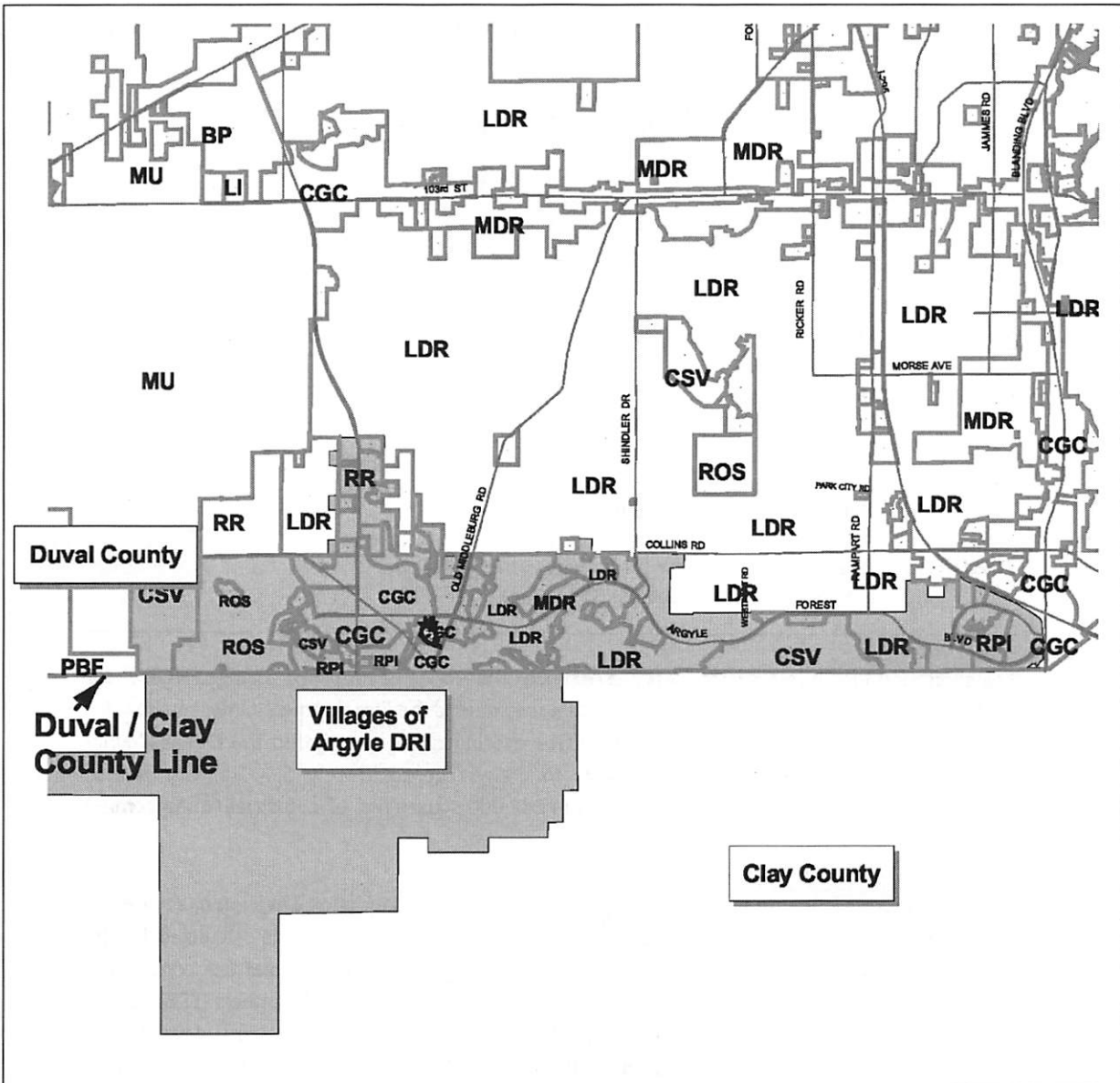
ATTACHMENT A continued
Aerial Map – NOPC Site Location



Villages of Argyle DRI NOPC
Location of Proposed Personal Property Storage
Aerial



ATTACHMENT C
Current Land Use Map



Villages of Argyle DRI NOPC
Current Land Use Map



ATTACHMENT D
Transportation Division Review

PLANNING AND DEVELOPMENT DEPARTMENT



TRANSPORTATION PLANNING DIVISION

DATE: May 22, 2017

TO: Helena Parola
Community Planning Division

FROM: Lurise Bannister
Transportation Planning Division

SUBJECT: Transportation Review for Villages of Argyle DRI
Notice of Proposed Change (Ordinance 2017-309)

Transportation Planning Division staff has reviewed the Notice of Proposed Change (NOPC) for the Villages of Argyle DRI. The NOPC proposal is to amend the Development Order to allow for the conversion of commercial land use to office and industrial uses within the Duval County portion of the DRI. The applicant requests to convert approximately 5,000 square feet of commercial development rights to allow for the 242,000 square feet of industrial (mini-storage) uses.

Trip generation calculation was done by applicant and the Transportation Division has reviewed it and finds it consistent with trip count data provided. Trip generation was calculated for the commercial square foot equivalency to allow for the proposed industrial land use conversion, based on *Trip Generation*, 6th Edition by the Institute of Transportation Engineers (ITE). Based on the trip generation calculation, approximately 5,000 square feet of commercial development rights would be required to be converted to allow for the 242,000 square feet of industrial mini-storage space. This conversion from commercial to mini-storage use would generate 36 net new external vehicular trips, which is .21% and does not meet the requirements for substantial deviation.

Transportation Planning Division supports the proposed amendment as requested.

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7886 | www.coj.net

ATTACHMENT E
Florida Department of Transportation (FDOT) Review



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

RACHEL D. CONE
INTERIM SECRETARY

April 24, 2017

Helena Atalla Parola, City Planning Supervisor
Planning and Development Department
City of Jacksonville
214 North Hogan Street
Edward Ball Building, Suite 300
Jacksonville, FL 32202

SUBJECT: Villages of Argyle DRI NOPC

The Florida Department of Transportation (FDOT) has reviewed the proposed Notice of Proposed Change (NOPC) for the Villages of Argyle DRI according to Chapter 380 of the Florida Statutes.

NOPC Summary

The Villages of Argyle DRI is located in both Clay County and Duval County. SR-21 (Blanding Blvd) is located south of the DRI while SR-228 (Normandy Blvd) is located north. SR-23 (First Coast Expressway) runs through the middle of the DRI and will be accessed through two interchanges. One interchange will be at the intersection of SR-23 and Argyle Forest Blvd/Oakleaf Plantation Pkwy in Duval County. The other interchange will be in Clay County at the SR-23 and Oakleaf Plantation Pkwy intersection.

NOPC is a proposal to change the Land Use Exchange Table, Schedule 2-A to permit the conversion of Commercial uses to personal property storage (mini-warehouse) uses. While personal property storage is considered a Commercial use under the City of Jacksonville's Comprehensive Plan, the Villages of Argyle DRI requires the ability to convert Commercial uses to personal property storage in order to construct the proposed use on the property. The proposed revision to the Land Use Exchange Table, Schedule 2-A would allow the conversion of up to 5,000 sq. ft. of DRI Commercial development rights from Commercial to uses to personal property storage uses.

The NOPC is requesting to change only Development Order for the portion of the DRI within Duval County (Chimney Lakes Village). The application is not proposing any changes in non-residential square feet or residential units within the DRI or changes to Map H.

NOPC Review

FDOT has reviewed the proposed changes to determine if the NOPC constitutes a Standard Deviation. Based upon the information provided, there would be no increase in the net new PM Peak hour trips from converting 5,000 sq. ft. of Shopping Center commercial retail use to

ATTACHMENT E (continued)
Florida Department of Transportation (FDOT) Review

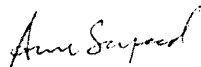
242,000 sq. ft. of Mini-Warehouse self-storage use. The net new external traffic the DRI is estimated to generate would increase by 36 trips, or 0.21%, with the conversion.

FDOT has determined that the increase in external vehicle trips from the proposed NOPC has a de minimis impact and does not meet the requirements of a Standard Deviation (F.S. 308.06(19)). FDOT's review only included SR-23. The original analysis may have covered more state roads, however, they were not looked at due to the de minimis impact.

Per Florida Statutes, Section 380.06(19), if substantial deviation occurs in future, additional traffic impact analysis information will be required. It should be noted that substantial deviation criteria will apply to all cumulative changes from the originally approved development program.

Thank you for coordinating the review of the Villages of Argyle DRI NOPC with FDOT. If you have any questions, please do not hesitate to contact me by email: Ameera.Sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,



Ameera Sayeed, AICP, GISP
FDOT D2 Growth and Development/Modeling Supervisor

ATTACHMENT F
Northeast Florida Regional Council (NEFRC) Review



April 10, 2017

100 Festival Park Avenue
Jacksonville, FL 32202
☎ (904) 279-0880
☎ (904) 279-0881
🌐 www.nefrc.org
✉ info@nefrc.org

Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

Bringing Communities Together

Ms. Sherry Spiers
Florida Department of Economic Opportunity
Division of Community Planning, Development & Services
Bureau of Community Planning
107 E. Madison Street
Tallahassee, Florida 32399

Dear Ms. Spiers:

RE: Villages of Argyle Development of Regional Impact – Notice of Proposed Change – NEFRC Review

NEFRC staff has reviewed the Notice of Proposed Change for the Belfort Station DRI, dated March 20, 2017 and revised April 6, 2017. The following recommendation is based upon our review of the information provided in the NOPC as amended. The proposed change **will not require** an amendment to the City of Jacksonville Comprehensive Plan.

The NOPC proposes the addition to the conversion table by adding a Mini Warehouse use which would allow for the conversion of 5,000 sf of Retail space to 242,000 sf of Mini Warehouse Space on Parcel 29 of the Villages of Argyle DRI. This is accomplished by using a conversion factor of 48.40 and will result in an increase of 36 peak hour trips. While we agree with the applicant's assertion that this does not constitute a significant increase in external traffic, we do have remaining concerns over the construction of a conversion table that is not "trip neutral".

NEFRC staff does not believe that the proposed changes in the Villages of Argyle DRI will result in additional regional impacts. Therefore, staff recommends, if the City of Jacksonville adopts the changes as proposed in the NOPC, that the proposed changes do not constitute a substantial deviation. Should you have any questions regarding this recommendation, please contact me at (904) 279-0880, x-103.

Sincerely,

Brian D. Teeple, AICP
Chief Executive Officer

cc: Ms. Staci Rewis
Ms. Helena Parola

Follow Us.



EQUAL OPPORTUNITY EMPLOYER

ATTACHMENT G
NOPC Application
(see following pages)