

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0354 TO

PLANNED UNIT DEVELOPMENT

JUNE 22, 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 **2017-0354** to Planned Unit Development.

Location: 3124 Belfort Road
East side of Belfort Road between Hilsdale Road
and Bridges Street

Real Estate Number(s): 154256 0010

Current Zoning District: Residential Low Density – 60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, FL 32216

Owner: Richard Kaplin
LZG Realty, LLC
342 7th Avenue
Brooklyn, NY 11215

Staff Recommendation: APPROVE with Conditions

GENERAL INFORMATION

Application for Planned Unit Development **2017-0345** seeks to rezone approximately 13.54 acres of land from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning to PUD is being sought so that the property can be subdivided into a maximum of fifty-five (55) lots with a minimum area of 5,000 square feet for the purpose of single-family

residences. The proposed subdivision will feature approximately twenty (20) lots that will contain, at minimum, 6,000 square feet in area. The request for a reduction in minimum lot width per lot is an effort on the part of the property owner to limit any impact on the existing wetlands.

The parcel is currently undeveloped with the exception of a one single-family residence and associated outbuildings.

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. The proposed PUD proposes a gross density of 7 dwelling units to the acre located on the uplands 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.

(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, meet 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 categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP) and Community General Commercial (CGC). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained herein, including:

Recreation and Open Space (ROS) Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreating and open space fee of two hundred fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

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 Policy 3.1.6

The City shall provide for the 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.

FLUE Policy 3.1.11

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as, but not limited to, a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

FLUE Policy 4.1.2

The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

FLUE Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(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. According to the Development Services Section a Conditional Capacity Availability Statement (CCAS)/Concurrency Reservation Certificate (CRC) and Mobility Fee Calculation Certificate (MFCC) Application will be required.

(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 generally consistent, as proposed, with the internal compatibility factors with specific reference to the following:

The streetscape:

The proposed written description and site plan indicate the proposed development will be on predominately 50' wide lots with 5' side yards and 50% lot coverage. Corner lots would be a minimum of 55' wide. The lots would feature a minimum of 5,000 square feet in area with approximately twenty (20) of the lots featuring approximately 6,000 square feet in area.

The existence of absence of, and location of open spaces, plazas, recreational areas and common areas:

The development is requesting 20' front, 10' rear, and 5' side yard and 50% lot coverage.

The treatment of pedestrian ways:

The proposed development is requesting a 20' front setback. The proposed setback will allow vehicles to be parked in driveways without negatively impacting public sidewalks.

This proposed PUD is **consistent** with the internal compatibility factors with specific reference to the following:

Traffic and pedestrian circulation patterns:

The PUD is proposing three cul-de-sacs with access from Belfort Road. In the area of the subject property, Belfort Road is a two-lane divided Class I Collector Roadway that is currently functioning at 100.03% of capacity. Touchton Road is a two-lane undivided Class II Collector roadway in the area of the proposed development that is currently operating at 78.2% of capacity. It is predicted that the proposed fifty-five (55) unit development will generate an additional 524 vehicles per day (vpd).

The variety and design of dwelling types:

No information was provided as part of this application regarding the design and variety of architectural styles. However, the proposed development will be limited to single-family structures.

(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 primarily residential area. Single-family development meeting the Zoning Code and Subdivision Regulations would complement the area by increasing the housing options in the immediate area. The current zoning would produce a maximum of 50 lots if developed according to the Chapter 656, Zoning Code and Chapter 654, Subdivision Regulations. However, such a development would severely impact the onsite wetlands.

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	LDR	RLD-60/RR-Acre	Single-family
South	LDR	RLD-60	Single-family
East	LDR	RLD-60	Single-family
West	LDR	RLD-60/PUD/ PBF-1/RLD-70	Single-family/park

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a single-use, which is not to exceed 55 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:

The surrounding residential density is predominately Residential Low Density-60 (RLD-60). The lots in the one adjoining PUD zoning district appear to be approximately 60 feet in width, which is consistent with the RLD-60 zoning district.

The availability and location of utility services and public facilities and services:

JEA indicates that water and sewer are available at this location.

The site is served by the following schools:

Greenfield Elementary School	546 enrollment	592 capacity
Southside Middle School	733 enrollment	977 capacity
Englewood High School	1,803 enrollment	1,864 capacity

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

The amount and size of open spaces, plazas, common areas and recreation areas:

Approximately 3.46 acres will remain as open space as part of the proposed development. However, this area will include the proposed retention pond and conservation area in order to limit the impact on the existing on-site wetlands. Additionally, an existing public park, Touchton Park, is located approximately 0.05 miles east of the proposed development. As a result, the applicant is proposing to pay into the City Recreation Fund for each lot so that the existing public parks can be enhanced.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare, and safety:

Up to two single-faced identity signs are proposed at the entry off of Belfort Road and one permanent two-sided monument sign is proposed for the median of the entry road into the proposed development. The proposed signs will be located either on the property or in the right of way and will not exceed twenty-four (24) square feet of area or twelve (12) feet in height.

(7) Usable open spaces plazas, recreation areas.

The project will either provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code or will pay into the City Recreation Fund. In addition, the proposed retention pond will be approximately 1 acre in size and will provide additional open space as part of the proposed development.

(8) Impact on wetlands

The wetlands associated with the subject property consist of approximately 4.35 acres of isolated “Category III” wetland pockets. The existing wetland system has been severely impacted due to surrounding development and road construction. As a result, the remaining isolated pockets have a low functional value. The proposed development will eliminate all but approximately 0.65 acres of wetlands on the site in an area that is proposed as conservation as part of the subdivision.

Mitigation may satisfy Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no net loss of the natural functions of the City’s remaining wetlands, improve the quality of the City’s wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands.

Requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in the following CCME Goal and Objective:

Conservation and Coastal Management Element (CCME) Goal 4

To achieve no further net loss of the natural functions of the City’s remaining wetlands, improve the quality of the City’s wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

CCME Objective 4.1

The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this object and its associated policies, the City shall continue to work with the applicable regional, state, and federal agencies charged with these regulatory responsibilities.

(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. Section 656.604 (a) (1) requires two off street parking spaces for each dwelling.

(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 May 16, 2017, the required Notice of Public Hearing sign was posted.



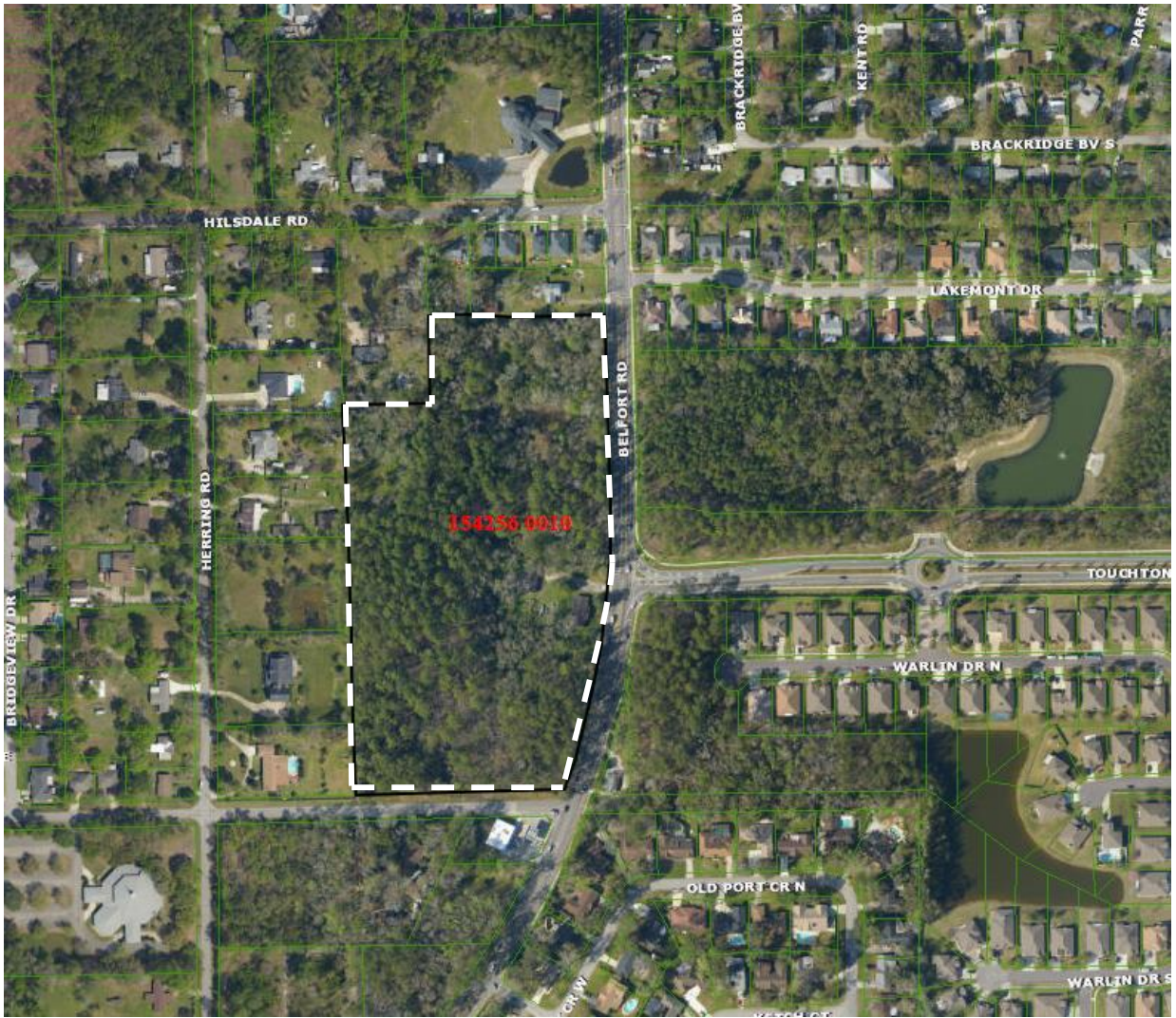
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-0045** be **APPROVED with the following exhibits:**

1. The original/revised legal description dated March 1, 2017
2. The original/revised written description dated March 22, 2017
3. The original/revised site plan dated January 2017

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0354** be **APPROVED** with the following Conditions:

1. **The minimum house size shall be 1,600 square feet of heated and cooled space (not including the garage).**
2. **A natural twenty (20) foot perimeter buffer shall be maintained along Belfort Road and Bridges Street (except for the subdivision entrance off of Belfort Road and any necessary utility easements).**
3. **A six (6) foot vinyl fence shall be installed around the subdivision and shall be maintained by the Homeowners Association (HOA).**
4. **All landscaping shall be done in accordance with Part 12 of the Zoning Code.**
5. **The use of Administrative Deviations (AD) shall be prohibited.**
6. **Work with the Duval County School Board (DCSB) to request that bus pickup/drop-off shall occur within the subdivision in lieu of occurring along Belfort Road.**
7. **A wetland conservation area shall be set aside as noted in the site plan dated January 2017.**
8. **The HOA shall be responsible for maintenance of the stormwater management pond.**
9. **A traffic study conducted by a professional traffic engineer shall be required. A methodology meeting shall be held with the City Traffic Engineer prior to commencement of the study. The Belfort Road/Touchton Road/Subdivision Entrance Road intersection shall be modified to provide, at a minimum, a left turn lane into the site and a pedestrian crossing of Belfort Road, south of the intersection. This will require that the existing traffic signal also be modified.**
10. **Vehicle parking within the development must be limited to one side of the street only, to maintain access and safety for emergency vehicles.**
11. **Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or developer shall submit to the Planning and Development 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

*Source: Staff, Planning and Development Department
Date: 05.17.2017*



Subject Property

*Source: Staff, Planning and Development Department
Date: 05.10.2017*



Subject Property

*Source: Staff, Planning and Development Department
Date: 05.10.2017*



Subject Property looking north
Source: Staff, Planning and Development Department
Date: 05.10.2017



Subject Property to the south
Source: Staff, Planning and Development Department
Date: 05.10.2017



Adjacent property to the southeast
Source: Staff, Planning and Development Department
Date: 05.10.2017



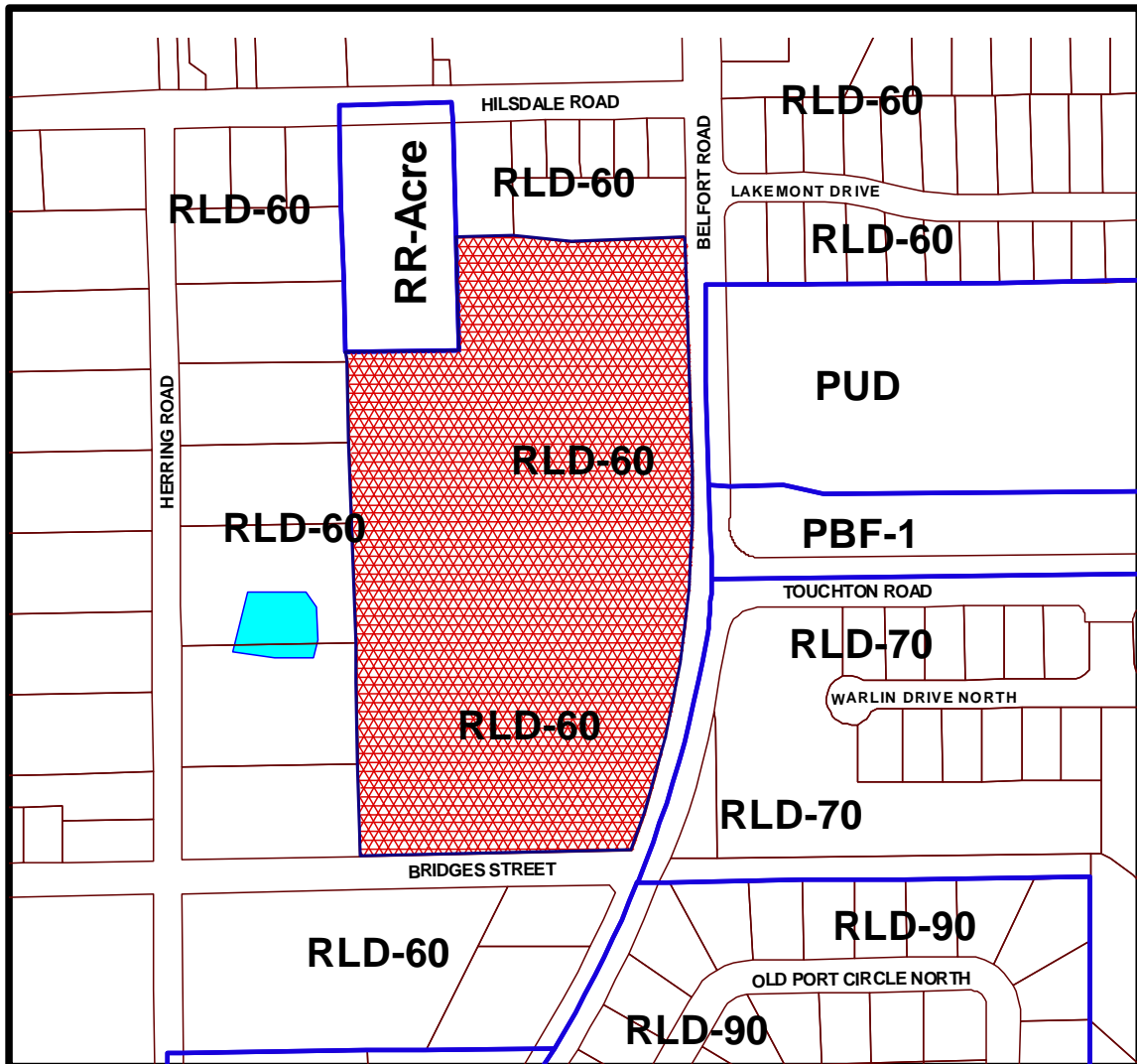
Adjacent property to the northeast
Source: Staff, Planning and Development Department
Date: 05.10.2017



Adjacent property to the south
Source: Staff, Planning and Development Department
Date: 05.10.2017



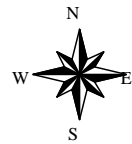
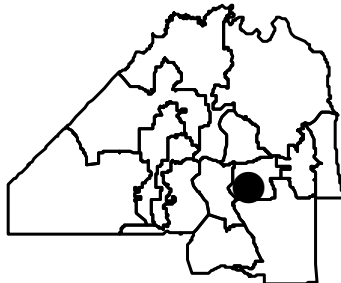
Adjacent property to the north
Source: Staff, Planning and Development Department
Date: 05.10.2017



REQUEST SOUGHT:

FROM: RLD-60

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

04

TRACKING NUMBER:

T-2017-1407

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