

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

SEPTEMBER 21, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

ORDINANCE 2017-475

AN ORDINANCE AMENDING SECTION 656.1402 (APPROVAL PROCEDURE), PART 14 (TRANSIT ORIENTED DEVELOPMENT), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD FIVE AREAS SUITABLE FOR A TRANSIT ORIENTED DEVELOPMENT

I. GENERAL INFORMATION

This bill amends Section 656.1402 (Approval Procedure), Part 14 (Transit Oriented Development), Chapter 656 (Zoning Code), Ordinance Code, to add five areas suitable for transit oriented development.

II. EVALUATION

A. The need and justification for the change.

This legislation is needed to add five areas suitable for potential Transit Oriented Development Zoning Overlay Districts.

B. Summary of Bill.

The Council approved Ordinance 2007-587-E which created the Transit Oriented Development (TOD) category to allow increased residential density, reduced automobile parking, pedestrian oriented open space, mixed use, and reduced setbacks in areas designated for mass transit stations. There were eight (8) specific areas deemed by the city to be suitable locations for TOD overlay zones. TOD districts primarily create an environment in which people can live and work comfortably without the need to utilize personal vehicles to attend to the ordinary tasks of daily life, such as commuting to work or doing weekly shopping.

This legislation proposes the addition of five (5) new TOD areas: Cedar Hills Boulevard, Collins Road, Morse Avenue, San Juan Avenue, and Townsend Road. The procedure for adopting new TOD zones includes a requirement for a public planning charrette prior to submission of the proposal to the Council, and the appointment by the Mayor (confirmed by Council) of a 7-member, public/private TOD Committee to review and make

recommendations on the proposal.

C. Consistency with the Comprehensive Plan.

Ordinance 2017-475 is consistent with the 2030 Comprehensive Plan in that it promotes the following goals, objectives and policies:

Transportation Element Policy 1.5.2

The City shall coordinate with the Jacksonville Transportation Authority (JTA) and the North Florida TPO [through the Congestion Management System (CMS)] to steadily increase the number of riders using JTA bus routes within the City by 2020.

Future Land Use Element (FLUE) GOAL 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE 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.

III. RECOMMENDATION

Based upon examination of the proposed ordinance with respect to the goals, objectives and policies of the 2030 Comprehensive Plan, and the intent of the Zoning Code, the Planning and Development Department finds that Ordinance 2017-475 is consistent with the Comprehensive Plan and furthers the spirit and intent of the Zoning Code. Therefore, it is the recommendation of the Planning and Development Department that Ordinance 2017-475 be **APPROVED** with the following clarifications:

Page 1, Line 24: ...are potentially deemed to be...

Page 2, Line 30: ...Overlay. Until a Transit Oriented Development designation is made by the Jacksonville City Council, the listing shall not presume appropriateness.

1 Introduced by Council Member Dennis:
2
3

4 **ORDINANCE 2017-475**

5 AN ORDINANCE AMENDING SECTION 656.1402
6 (APPROVAL PROCEDURE), PART 14 (TRANSIT
7 ORIENTED DEVELOPMENT), CHAPTER 656 (ZONING
8 CODE), ORDINANCE CODE, TO ADD FIVE AREAS
9 SUITABLE FOR A TRANSIT ORIENTED DEVELOPMENT;
10 PROVIDING AN EFFECTIVE DATE;
11

12 **BE IT ORDAINED** by the Council of the City of Jacksonville:

13 **Section 1.** Amending Section 656.1402 (Approval
14 Procedure), Chapter 656 (Zoning Code), Ordinance Code. Section
15 656.1402 (Approval Procedure), Part 14 (Transit Oriented
16 Development), Chapter 656 (Zoning Code), Ordinance Code is hereby
17 amended to read as follows:

18 **CHAPTER 656. ZONING CODE**

19 * * *

20 **PART 14. TRANSIT ORIENTED DEVELOPMENT**

21 * * *

22 **Sec. 656.1402. Approval procedure.**

23 The following areas, as more explicitly depicted on Exhibit A,
24 on file with the Office of Legislative Services, are deemed to be
25 suitable locations for a TOD Zoning Overlay District:

26 103rd Street

27 Arlington Central

28 Art Museum Drive

29 Baymeadows Road

30 Cedar Hills Boulevard

31 Collins Road

1 Emerson Street

2 Morse Avenue

3 San Juan Avenue

4 Shipyards (formerly Maxwell House)

5 Townsend Road

6 University Boulevard (Town and Country)

7 Wilson Boulevard

8 Upon a written recommendation for approval by JTA and Planning
9 and Development Department, a TOD boundary application and site
10 plan shall be submitted to the Council for review. Prior to the
11 introduction of legislation approving the application and master
12 site plan, the City in coordination with JTA shall schedule a
13 public charette meeting. The charette shall be publicly noticed
14 pursuant to Section 656.124 of the Zoning Code. After the charette,
15 legislation may be introduced to City Council and City Planning
16 staff may prepare a report and recommendation for consideration by
17 the TOD Committee at a public meeting. This TOD Committee shall
18 consist of seven members and shall include a representative of
19 Planning and Development, JTA, Traffic Engineering Division or MPO,
20 and a developer, licensed architect, licensed landscape architect
21 and professional civil engineer. The developer, licensed architect,
22 licensed landscape architect and professional civil engineer
23 members shall be appointed by the Mayor and approved by the
24 Council. Upon approval of the site plan by the TOD Committee, the
25 bill may proceed to the Land Use and Zoning Committee and City
26 Council. The TOD Committee shall substitute for the Planning
27 Commission. The TOD Committee advisory recommendation may include
28 conditions of approval that shall be incorporated into the
29 legislation presented to the Council for adoption of the TOD
30 Overlay.

31 * * *

1 **Section 2. Effective Date.** This ordinance shall become
2 effective upon signature by the Mayor or upon becoming effective
3 without the Mayor's signature.

4
5 Form Approved:

6
7 /s/ Paige Hobbs Johnston

8 Office of General Counsel

9 Legislation prepared by: Paige H. Johnston

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