

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-486 TO

PLANNED UNIT DEVELOPMENT

AUGUST 17, 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 **2017-486** to Planned Unit Development.

Location: Northwest side of Taylor Field Road between Sandler Road and Argyle Forest Boulevard

Real Estate Number(s): 016339-0000, 016399-0000, 016330-9000, 016374-0500, 015465-0110

Current Zoning District: Planned Unit Development (PUD 05-1202, 05-1203)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Lennar Homes, LLC
9440 Philips Highway
Jacksonville, Florida 322

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2017-486** seeks to rezone approximately 76.06 acres of land from PUD to PUD. The rezoning to PUD is being sought so that Phase 6 and 7 of Plantation Oaks/Longleaf can be developed with a 40 foot wide / 4,000 square foot single

family lot. The written description contains a restriction that the number of 40 foot wide lots cannot exceed 15% of the total single family detached lots.

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) and Medium Density Residential (MDR) functional land use categories 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. Descriptions of the categories are noted below.

The uses provided herein shall be applicable to all LDR sites within the Suburban Area.

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; and Other uses associated with and developed as an integral component of TND.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes.

The maximum gross density in the Suburban Area shall be 7 units/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.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

The uses provided herein shall be applicable to all MDR sites within the Suburban Area.

Principal Uses: Multi-family dwellings; Single-family dwellings when the predominant surrounding development typology within the MDR category is single-family; 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: and Other uses associated with and developed as an integral component of TND or TOD.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings; Nursing homes; Emergency shelter homes; Foster care homes; Rooming houses; Residential treatment facilities; Private clubs

The maximum gross density in the Suburban Area shall be 20 units/acre and the minimum gross density shall be 10 units/acre; except as provided herein. In the absence of the availability of centralized water and sewer, the gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services. There shall be no minimum density for single family dwellings when the predominant surrounding development typology within the MDR category is single family or when single-family dwellings are permitted as a secondary use.

The development will not exceed the densities in the Land Use Categories. 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.

(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density

Residential (LDR) and Medium Density Residential (MDR). 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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 3.1.6 The City shall provide for 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.

(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. There is a Concurrency Reserve Certificate for phases 3 – 7 for Longleaf which reserves 592 single family lots under Development Agreement #38888.

(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 streetscape: The written description includes development standards which will ensure a streetscape that is similar to other developments in the area and within Plantation Oaks/Longleaf development.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates the required minimum recreation area will be provided for the development.

The use of topography, physical environment and other natural features: There are significant wetlands that will be preserved. These will act as buffers to screen the proposed development from adjacent property owners both inside and outside the development.

The use and variety of building setback lines, separations, and buffering: The setbacks that were approved in the current PUD have not been changed in this PUD.

The particular land uses proposed and the conditions and limitations thereon: The written description includes a limitation that the number of 40 foot wide lots will not be more than 15% of the total number of lots in the development. The PUD allows approximately 296 lots which would limit 40 foot wide lots to 44.

(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 rural area of undeveloped land, single family on large lots and conventional subdivisions with 50, 60 and 80 foot wide lots. Single family development at this location increases the housing options for those that are employed 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 | LDR | PUD (03-1158) | Longleaf subdivision, undeveloped |
| South | LDR | RR-Acre | Undeveloped wetlands, planted pines |
| East | LDR | RR-Acre | Undeveloped, single family dwellings |
| | MDR | PUD (99-804) | Undeveloped wetlands, planted pines |
| West | RPI/CSV | PUD (99-804) | Undeveloped wetlands, planted pines |

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 northern portion of the site is within the Airport Noise Zone for Cecil Airport (VQQ). Single family dwellings are permitted in this noise zone with the condition that a recorded Airport Noise Zone Acknowledgement is applied to each parcel. See map below.

Jacksonville Airport Authority (JAA) has provided the following comments.

JAA recognizes this parcel is currently zoned for residential development of single family detached (with 50' lot width) and single family attached homes. In consideration of the proposed change to add single family detached (with 40' lot width) homes to the development, JAA advises this parcel is within the existing 65 dnl and 60 dnl noise impact areas. Furthermore, this parcel is adjacent to the runway 27L approach path and experiences regular aircraft overflight. While JAA continues to encourage aviation compatible land development, including industrial and commercial activities, residential development in this area is discouraged and future residents should be made aware of the noise and overflight implications due to the parcel's proximity to the airport.



(6) Intensity of Development

The proposed development is consistent with the LDR and MDR functional land use categories as a single family development, which is not to exceed 296 dwelling units. The PUD is appropriate at this location because it will provide additional housing options in the area.

The availability and location of utility services and public facilities and services: The developer is intending to connect to JEA for electric, water and sewer.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Transportation Planning Division indicates the road network has adequate capacity to accommodate the development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on the site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

The wildlife survey did not find any protected species of wildlife on the property.

(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

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 17, 2017, the required Notice of Public Hearing sign was posted.



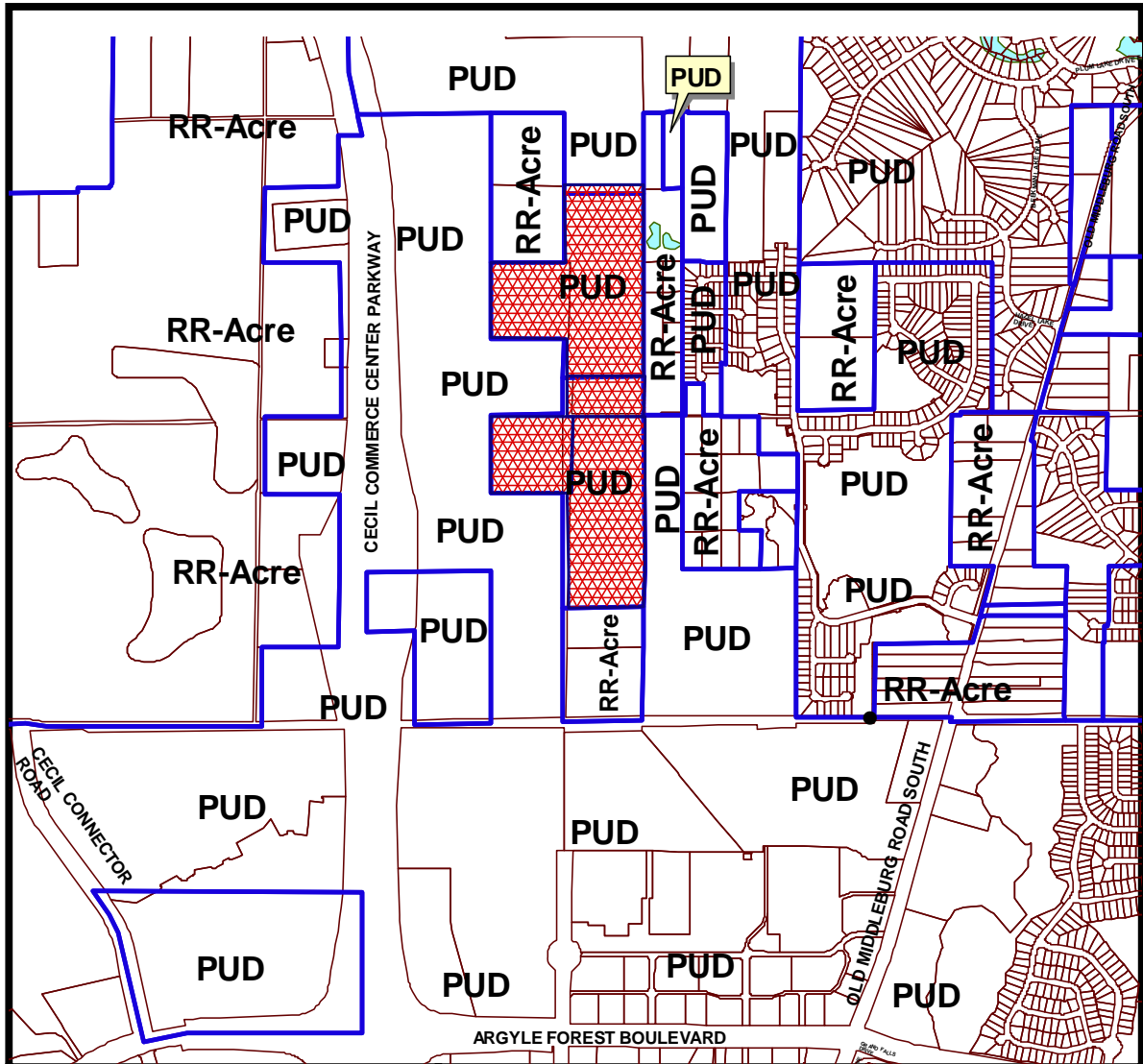
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-486** be **APPROVED with the following exhibits:**

1. The original legal description dated May 5, 2017.
2. The original written description dated July 13, 2017.
3. The original site plan dated May 4, 2017.



Aerial view of property



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|--|---|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: PUD & PUD</p> <p>TO: PUD</p> | | |
| | <p>TRACKING NUMBER: T-2017-1452</p> | <p>COUNCIL DISTRICT: 12</p> <p>Page 1 of 1</p> |