

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0638 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 5, 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 **2017-0638** to Planned Unit Development.

Location: On the west side of V.C. Johnson Road; between Simmons Road and Ada Johnson Road

Real Estate Number(s): 020031-0010

Current Zoning District: Planned Unit Development (PUD) per ord. 2005-1157

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

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

Owner: Hampton West, LLC
5711 Richard Street, Suite 1
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2017-0638** seeks to rezone approximately 58 acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The original 2005 rezoning to PUD (2005-1157) approved a 152 lot single-family residential subdivision with 1.7 acres devoted to active recreation. The proposed PUD rezoning permits the property to be developed as a residential community consisting of up to 165 single family detached homes. This PUD proposes the development of thirteen (13) additional lots in areas previously designated as wetlands in the 2005 PUD, based on a revised wetland line. It also seeks an increase in the maximum permitted lot coverage for all 165 lots from forty-five (45%) percent to fifty-five percent (55%). It also requests removal of the condition requiring

improvements to V.C. Johnson Road, based on their prior substantial completion to date. It also permits the platting and development based on the phasing plan attached; and provides that no left turn lane be required on V.C. Johnson Road pursuant to the May 5, 2017 traffic study submitted in the application.

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 currently 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. Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category.

(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

This proposed rezoning to Planned Unit Development has been reviewed in relation to and is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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 1.1.10 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 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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.

The applicant increases the opportunity for residential development with residential lots maintaining the character and trend of the area satisfying Objective 3.1. The land use category surrounding the property includes Low Density Residential (LDR); therefore, the rezoning continues this pattern of anticipated urbanized development as recommended under Objective 3.1 and Policy 1.1.21. Moreover, residential development would complement the surrounding area and promote a pattern of compatible land use compliant with Objective 1.1 and Policy 1.1.22. The density for the property will not exceed 2.8 dwelling units per acre. The LDR land use designation and PUD zoning is a logical extension of the existing LDR demarcation line immediately south, east and west of the site and the areas pattern of development consistent with Objective 1.1.

(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 project will be required to comply with Sec. 655 for Mobility and Concurrency Management System Office requirements. The proposed development will require an application for a Mobility Fee Calculation Certificate (MFCC) and Concurrency Reservation Certificate (CRC). The calculated Mobility Fee must be paid prior to issuance of the site work permit. Offsetting credit for previous or existing structures on the property might be possible if adequately documented by the applicant. The City Development Number is 41218.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 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: A combination of landscaping and buffering will be provided to screen the low density residential uses in the proposed PUD from adjacent uses. A common architectural scheme/requirement will ensure that the proposed development is consistent with surrounding uses. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding development and zoning districts.

The proposed development will be providing an area for recreation needs, and a minimum of one and one-half (1.5) acres of internal passive recreation and open space will be provided, including a walking path, picnic table and swingset. Along the eastern PUD boundary, a twenty (20) foot subdivision buffer will be provided along V.C. Johnson Road. Landscaping materials and width shall comply with the requirements of Part 12 of the Zoning Code.

Traffic and pedestrian circulation patterns: As indicated on the attached conceptual site plan, access to the property will be from V.C. Johnson Road. The location of the access point shown on the plan is conceptual and may be subject to realignment and relocation prior to development. The location and design of all access points will be subject to the review of the City Traffic Engineer and the Planning and Development Department. An exterior sidewalk will be provided along V.C. Johnson Road consistent with the 2030 Comprehensive Plan. Interior sidewalks will also be provided along the interior roadways.

The variety and design of dwelling types: The proposed PUD is being requested to permit construction of 165 single-family homes; 13 more than approved in the 2005 PUD due to a change in the wetland boundary. The homes will be of varying sizes and will aid in providing a variety of housing types in the area.

The use and variety of building setback lines, separations, and buffering: The entire eastern side of the property will have a twenty (20) foot perimeter landscape buffer adjacent to V.C. Johnson Road. There will be no other land use. The amount of active recreation and/or open space will be a minimum of 1.5 acres. The passive open space, wetlands, ponds is 7.89 acres. Private roadways and/or ROW will cover 7.20 acres. The maximum coverage of buildings and structures will be 34.87 acres. The building setbacks for all uses and structures are as follows:

Front - Twenty (20) feet.

Side - Five (5) feet (combined 10 feet).

Rear- Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

The maximum building height will be 35 feet; and maximum lot coverage is 55%. These design guidelines ensure the health safety and welfare of the residents with respect to open space and architectural character.

This application is intended to implement a similar intent of the RLD-60 Zoning District. At the same time, the PUD allows both certainty and flexibility in establishing road requirements, setbacks, screening, and buffers. The proposed PUD contains limitations on the uses permitted on the subject property to residential single-family. The project will have a common development scheme and a unified architectural theme and contains provisions for signage, landscaping, sidewalks, and other issues relating to the common areas and vehicular and pedestrian traffic.

(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 developing area where residential subdivisions and commercial uses are in close proximity. The area immediately surrounding the subject site primarily consists of residential and commercial/retail uses. The residential area consists of both multi-family and single-family homes. A common architectural scheme/requirement will ensure that the proposed development is consistent with surrounding uses. Therefore, the proposed PUD is compatible in both

intensity and density with the surrounding development and zoning districts. Residential development at this location complements the existing uses by increasing the housing options in and for 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	AGR/RR	PUD/RR-Acre	Undeveloped/Powerline easement
South	LDR	RR-Acre	Single family homes
East	LDR	RR-Acre	Single family homes
West	LDR	RR-Acre	Single family homes

To the north of the subject site is land in the AGR Land Use category utilized by/for high tension electrical transmission lines. Surrounding land use designations and zoning districts to the south, east and west are Low Density Residential and Residential Rural-Acre. Surrounding property uses include a variety of single family homes, manufactured homes, and undeveloped land. A combination of landscaping and buffering will be provided to screen the residential use proposed from adjacent uses. Substantially more open space will be provided for than with the usual application of the zoning code and the PUD will afford a development with a different option of residential offerings within a residential community in keeping with the area's existing and emerging pattern of development.

(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 165 dwelling units. The PUD is appropriate at this location because it will provide alternative housing styles for residents in the area.

The availability and location of utility services and public facilities and services: JEA will provide water, sewer and electric service.

The amount and size of open spaces, plazas, common areas and recreation areas: The proposed development is planning on providing over 1.5 acres of active recreation area as well as almost 8 acres of passive park and open space areas on the property, including wetlands and conservation lands on the site. Some land will be natural growth set-a-side areas that cannot be used for active recreation/park use. There will be natural growth areas in addition to the wetland areas on the site for wildlife habitat.

(7) Usable open spaces plazas, recreation areas.

The proposed development is providing more than the required amount of active recreation areas for recreation needs.

(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 identified wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

Based on the wildlife survey report submitted by the applicant and dated July, 2005, there were no endangered or threatened species or habitats observed on this site. However, a species-specific survey to determine the extent of the on-site gopher tortoise habitat will need to be conducted prior to any land clearing activities in accordance with the Florida Fish and Wildlife Conservation Commission guidelines. The developer has begun construction and an updated survey was not required.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code. The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

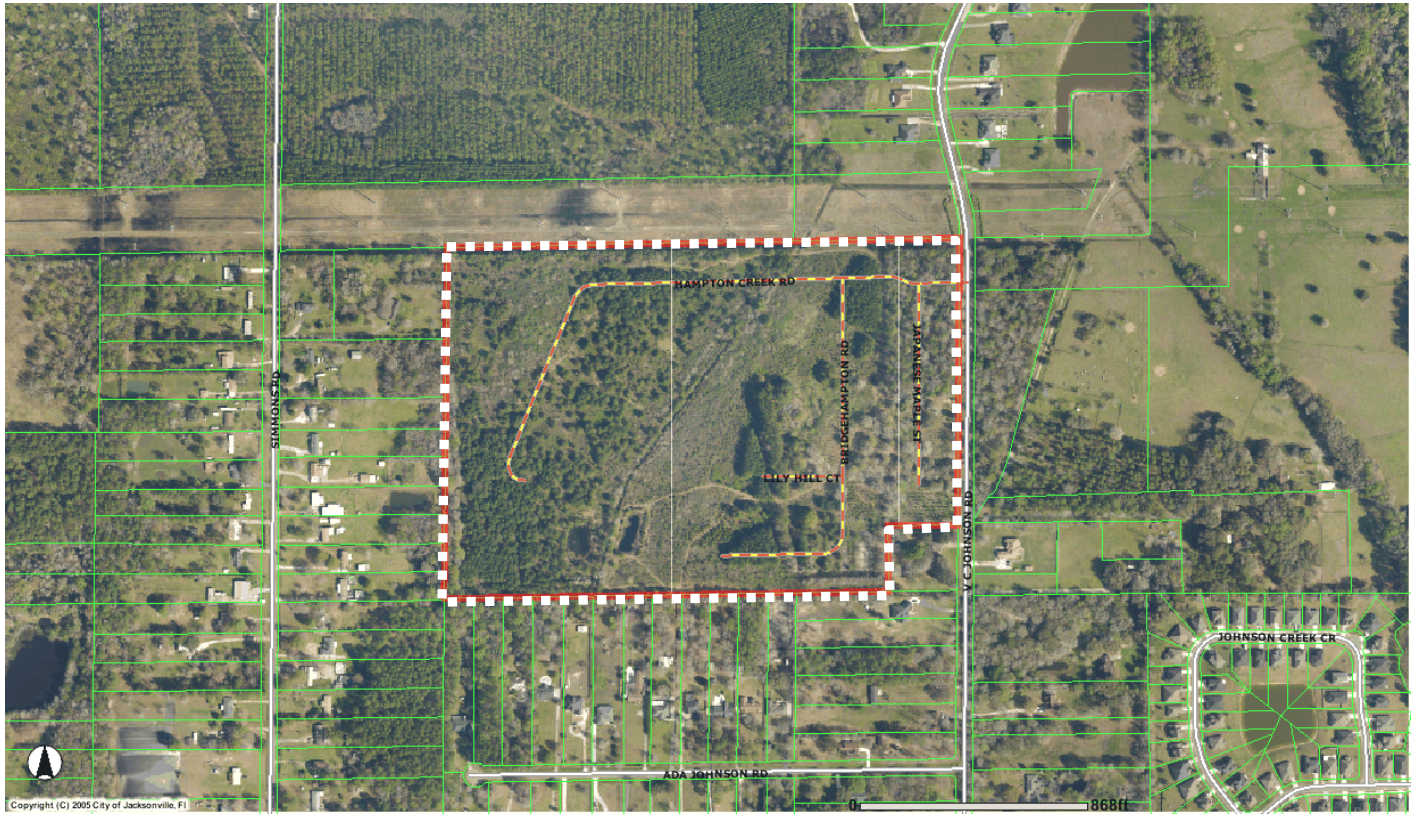
Upon visual inspection of the subject property on September 22, 2017, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0638** be **APPROVED with the following exhibits**:

1. The original legal description dated May 30, 2017.
2. The original written description dated June 9, 2017.
3. The original site plan dated May 30, 2017.



Aerial view of the subject property facing north



The subject property on the left facing north along V.C. Johnson Rd.



The subject property facing west from V.C. Johnson Rd.



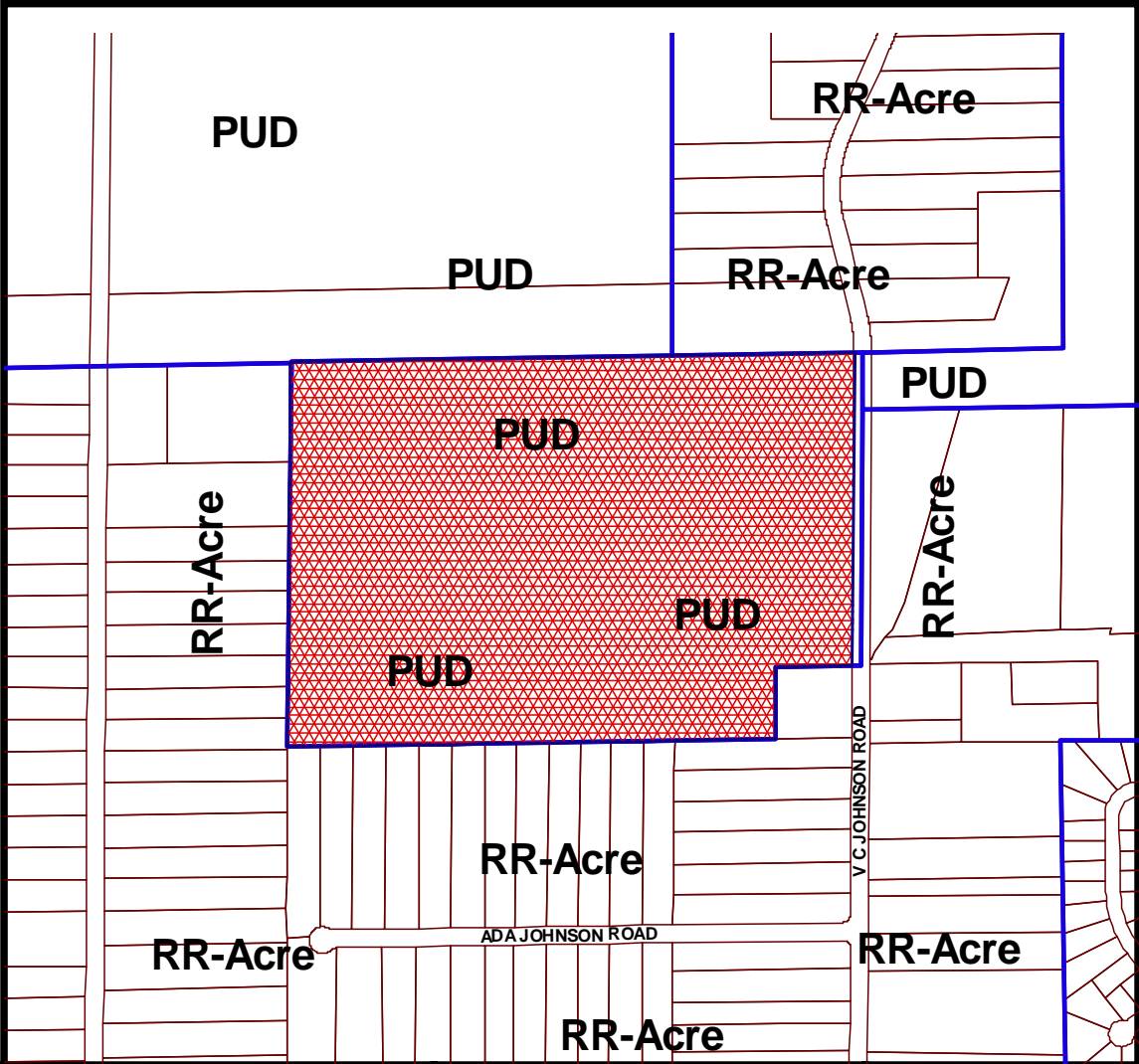
The subject property facing west from V.C. Johnson Rd.

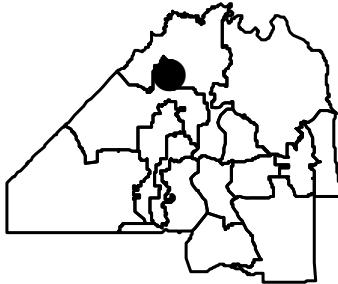




The subject property facing southwest from V.C. Johnson Rd.



The subject property on the right facing south along .C. Johnson Rd.



REQUEST SOUGHT:		
FROM: PUD		
TO: PUD		0 100 Feet 
		COUNCIL DISTRICT: 08
	TRACKING NUMBER: ORD 2017-0638	Page 1 of 1