

## City of Jacksonville, Florida

## Lenny Curry, Mayor

City Hall at St. James 117 W. Duval St. Jacksonville, FL 32202 (904) 630-CITY www.coj.net

December 7, 2017

The Honorable Anna Brosche, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2017-726 Application for: Kernan West PUD

Dear Honorable Council President Brosche, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

| <ul><li>Recommendation by JPDD:</li></ul>        | ☐ Approve | ☐ Deny |
|--------------------------------------------------|-----------|--------|
| <ul> <li>Recommendation by PC to LUZ:</li> </ul> | ☐ Approve | ☐ Deny |

- This rezoning is subject to the following exhibits:
  - 1. The original legal description dated August 31, 2017.
  - 2. The **revised** written description dated October 31, 2017.
  - 3. The **revised** site plan dated October 31, 2017.
- Recommended Planning Commission Conditions\* to the Ordinance:
  - 1. The subject property shall be developed in accordance with and subject to the following comments from the City's Traffic Engineering Division:
    - a. A northbound left turn onto Kernan Blvd S. at the signalized intersection is required.
    - b. The applicant/developer should provide a traffic study to determine how the existing land configuration on First Coast Tech Parkway will be modified and how the new lane configuration will be built within the proposed project. A right turn warrant analysis and queue length determination shall be included in the study.
    - c. Signal modification plans should be included in the 10-set review.
    - d. Alleys will not be maintained by the City.

- 2. The subject property shall be developed in accordance with and subject to the following comments from the City's Transportation Planning Division:
  - a. Sidewalks must be constructed along Kernan Boulevard south of First Coast Tech Parkway, and must integrated into the proposed pedestrian circulation system, including a crosswalk along the ingress/egress point at First Coast Tech Parkway.
  - b. Sidewalks must be constructed along Betty Holzendorf Drive along the property frontage and integrated into both the existing and proposed pedestrian circulation systems.
  - c. Due to the broad nature of the PUD's written description and site plan pertaining to the exact plan of the mix of uses, a more detailed site plan, with a traffic study, must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the City Traffic Engineer prior to the commencement of the study.
- 3. A traffic study has been submitted by the applicant and is under review by the City Traffic Engineer.

  The final design of the proposed access improvements shall be subject to review and approval of the City Traffic Engineer prior to final 10-set review.
- \*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are <u>underlined</u> and deletions are indicated with a <u>strikethrough</u>.
- Recommended PC Conditions that can be incorporated into the Written Description: None

• PC Vote: 8-0

• PC Commentary: The agent proposed the changes to the conditions and the Department has no objection. There were no speakers in opposition and little discussion among the Commissioners.

|                            | <u>Aye</u>  | <u>Nay</u> | <u>Abstain</u> | <u>Absent</u> |
|----------------------------|-------------|------------|----------------|---------------|
| Daniel Blanchard, Chair    | $\boxtimes$ |            |                |               |
| Nicole Padgett, Vice Chair | $\boxtimes$ |            |                |               |
| Joshua Garrison, Secretary | $\boxtimes$ |            |                |               |
| Marshall Adkison           | $\boxtimes$ |            |                |               |
| Ben Davis                  | $\boxtimes$ |            |                |               |
| David Hacker               | $\boxtimes$ |            |                |               |
| Chris Hagan                | $\boxtimes$ |            |                |               |
| Dawn Motes                 |             |            |                |               |

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Bruce E. Lewis

City Planner Supervisor – Current Planning Division

City of Jacksonville - Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7820 blewis@coj.net