

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0726

TO PLANNED UNIT DEVELOPMENT

NOVEMBER 9, 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 **2017-0726** to Planned Unit Development.

Location: 0 Kernan Boulevard South,
between J. Turner Butler Boulevard and Betty Holzendorf Drive

Real Estate Numbers: 167729-0200

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Christopher Forrest Skinner Trust, et al.
2963 duPont Avenue
Jacksonville, FL 32217

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-0726** seeks to rezone approximately 22.17± acres of land from Commercial Office (CO) to PUD. The property is located north of J. Turner Butler Boulevard (S.R. 202) and west of Kernan Boulevard. The property has a current zoning designation of CO and is located in the Community General Commercial (CGC) future land use category within the Suburban Development Area (SA) as designated in the *2030 Comprehensive Plan*.

The rezoning to PUD is being sought to provide for a pedestrian-friendly mixed-use development, which may include a mix of residential, institutional, office, retail, and commercial uses. The subject site consists of three (3) parcels. Parcels 1 and 2, which abut Kernan Boulevard, are intended for development with Office, Retail/Commercial, and/or Institutional Uses. Parcel 3 is the western portion of the subject site, not directly abutting Kernan Boulevard. This parcel is intended for development with Residential, Institutional, and Office uses as well as related amenities. The CGC category description allows for up to 20 residential units/acre; however, the category requires that residential uses shall not be the sole use and shall not exceed 80 percent of development. The PUD written description allows for up to 443 residential dwelling units and includes the provision that the residential uses shall not exceed 80 percent of the development.

As shown on the conceptual site plan, access to the site will be provided by three (3) proposed access points: a right-in/right-out on Kernan Boulevard as well as a full access via a new western approach for the Kernan Boulevard and First Coast Tech Parkway intersection. An optional roadway connection to Betty Holzendorf Drive is also proposed and would need to be allowed by the University of North Florida.

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 CGC functional land use category, Suburban Development Area, 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 proposed PUD sets out a development plan for the undeveloped infill property located adjacent to the University of North Florida campus (north of the subject site) and in the northwest quadrant of the intersection of J. Turner Butler Boulevard with Kernan Boulevard. Directly north and east of the site is the First Coast Technology Park Development of Regional Impact (DRI); directly west of the site is the University of North Florida (UNF) campus. The proposed PUD seeks to permit the development of a pedestrian-friendly mixed-use development, providing for a mix of uses such as residential, office, institutional, and commercial. Consistent with the provisions of the FLUE of the *2030 Comprehensive Plan*, residential uses shall not exceed 80 percent of the development and shall not exceed a maximum residential density of 20 units per acre.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

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 further 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 a Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 of the Zoning Code, *Advisory recommendation on amendment of Zoning Code or rezoning of land*, the subject property is within the CGC functional land use category as identified in the Future Land Use Map series (FLUMs). The PUD site plan appears to be compatible with the development characteristics of the CGC, Suburban Development Area land use category description. CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Commercial retail sales and service and business and professional offices are primary uses within CGC in the Suburban Area. Additionally, CGC accommodates residential uses when part of a mixed use development, and institutional uses, including potential student housing, as a secondary use.

The CGC category description allows for up to 20 residential units/acre; however, the category requires that residential uses shall not be the sole use and shall not exceed 80 percent of development. The PUD written description allows for up to 443 residential dwelling units and includes the provision that the residential uses shall not exceed 80 percent of the development, therefore providing consistency with the CGC land use category of the *2030 Comprehensive Plan*. When the project is finalized and moves forward during Site Plan Review, the proposal will be reviewed by the Planning and Development Department for consistency with these mixed use requirements.

According to the PUD site plan, the development will be accessed via Kernan Boulevard, a minor arterial roadway. According to the CGC category description, developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. Uses shall be sited in a manner so as to promote internal circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.

The proposed uses as described in the written description for the PUD are consistent with the CGC land use category description. The following goals, objectives, and policies of the *2030 Comprehensive Plan* are applicable to the proposed rezoning:

Future Land Use Element (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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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.

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.

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.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Policy 4.1.8B

The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

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 subject site is a vacant infill parcel, located in the Suburban Development Area as identified in the FLUE of the *2030 Comprehensive Plan* and is essentially located in between J. Turner Butler Boulevard (JTB) and the University of North Florida, along Kernan Boulevard. The proposed rezoning to PUD would allow for a mixed-use development designed to respond to the demand for residential, office, commercial, and institutional uses by the UNF population as well as those that frequently travel along JTB and Kernan Blvd. The location of the subject site is an infill site which is well-connected to existing infrastructure and existing developments (institutional, residential, and commercial), and as such, the proposed rezoning provides for a compact and compatible land use pattern. Therefore, the proposed rezoning is consistent with FLUE Objective 1.1; Policies 1.1.12 and 1.2.9; Goal 3; Policy 3.2.7; and Objective 6.3. Consistent with FLUE Objective 3.2, the mix of uses proposed by the rezoning provides an integrated land use fabric offering employment, shopping, and leisure opportunities to the surrounding population.

Transportation Element (TE)

Policy 2.3.8

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Policy 2.3.9

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The proposed PUD is intended to be a pedestrian-friendly mixed use development which includes shared parking and complementary land uses. As such, the proposed rezoning is consistent with TE Policies 2.3.8 and 2.3.9.

Recreation and Open Space Element (ROSE)

Policy 2.2.1

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of

0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation 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.

Policy 2.2.5

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

Consistent with ROSE Policy 2.2.1, the proposed development will be required to provide a minimum of 10 percent of the development area as open space. Further, the proposed development will be required to abide by ROSE Policies 2.2.3, 2.2.4, and 2.2.5 depending on the residential typology (single-family, multi-family, and/or townhomes) developed.

Vision Plan Consistency

The subject property is located within the study area of the 2010 Southeast Planning District Vision Plan. This proposed development is consistent with the guiding principles of the Vision Plan and FLUE Policy 4.1.8B. Guiding Principle 2 calls for redevelopment and infill on lands which are already served by existing infrastructure—water, sewer, electricity, etc. This type of development should occur on vacant or remnant lands passed over by previous development or on underutilized lands through replacement, remodeling, or reuse of existing structures (redevelopment).

(2) Consistency with the Concurrency and Mobility Management System

Pursuant to the provisions of Chapter 655 of the Ordinance Code, *Concurrency and Mobility Management System*, the subject site falls within the boundaries of Development Agreement #6819.0, Skinner Kernan Interchange LD. City Development Number (CDN) 1748.002 has been created for the clearing and grading of the subject property, but no development of buildings is allowed until a CCAS/CRC application is filed along with an allocation letter for each phase of development. Also, Development Agreement #6819.0 owes annual fees dating back to 2011, and these fees must be paid prior to any development taking place on the subject property.

(3) Allocation of residential land use

The proposed PUD intends to utilize a portion of the subject site for residential uses. This proposed use will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis contained within the FLUE of the *2030 Comprehensive Plan*. Further, the CGC category description allows for up to 20 residential units/acre; however, the category requires that residential uses shall not be the sole use and shall not exceed 80 percent of

development. The PUD written description allows for up to 443 residential dwelling units and includes the provision that the residential uses shall not exceed 80 percent of the development, therefore providing consistency with the CGC land use category of the *2030 Comprehensive Plan*. When the project is finalized and moves forward during Site Plan Review, the proposal will be reviewed by the Planning and Development Department for consistency with these mixed use requirements.

(4) Internal compatibility

The proposed PUD is consistent with 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: The proposed PUD is for a mixed-use development inclusive of residential uses. Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element (ROSE) of the *2030 Comprehensive Plan*.

ROSE Policy 2.2.5 All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development Department.

The use of existing and proposed landscaping: The subject site is undeveloped. No intentional landscaping exists. According to the proposed PUD, landscaping and tree protection shall be provided in accordance with the Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

The treatment of pedestrian ways: The PUD will provide for pedestrian connectivity and recreational trails consistent with the City’s Ordinance Code and the *2030 Comprehensive Plan*.

Traffic and pedestrian circulation pattern: The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Conceptual Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

Compatible relationship between land uses in a mixed use project: The subject site consists of three (3) parcels. Parcels 1 and 2, which abut Kernan Boulevard, are intended for development with Office, Retail/Commercial, and/or Institutional Uses. These uses may be integrated horizontally and vertically and may utilize shared parking. Parcel 3 is the western portion of the subject site, not directly abutting Kernan Boulevard. This parcel is intended for development

with Residential, Institutional, and Office uses as well as related amenities. These uses may also be integrated horizontally and vertically and may utilize shared parking. The permitted uses for each parcel provide for a balanced mixed use development. Limitations for specified uses as enumerated within the Written Description mimic those within the Zoning Code, such as limitations or specific design criteria for child care centers and off-street parking lots. The PUD proposes the concept of a carefully planned mixed-use development scaled for and complementary to the pedestrian.

Signage: Signage proposed within the PUD is intended to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants, as well as for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The development identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: In general, the subject site is bounded on the south by J. Turner Butler Boulevard, and lands to the north and west are owned by or affiliated with the University of North Florida (UNF). As shown on the proposed site plan, the subject site is well situated among these uses with roadways and retention areas providing appropriate buffers and transitions between the proposed primary use of the property and adjacent properties.

The type, number and location of surrounding external uses: The subject property is predominantly surrounded by land designated as CGC or Public Buildings and Facilities (PBF) on the Future Land Use Map series. Adjacent zoning districts include Industrial Business Park (typically office uses), Commercial Office (CO), and Public Buildings and Facilities-1 (PBF-1). Currently much of the land surrounding the subject site is undeveloped.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop a mixed-use development within the CGC land use category is consistent with the adjacent uses, zoning and land use categories as shown below:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	IBP	Office building & undeveloped land
East	CGC	CO and IBP	Undeveloped land
South	CGC	CO	Retention/JTB
West	PBF	PBF-1	University of North FL

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is a mixed-use development where residential uses shall not exceed 80 percent of the proposed development and allowing for up to 443 residential dwelling units. The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The subject site consists of three (3) parcels. Parcels 1 and 2, which abut Kernan Boulevard, are intended for development with Office, Retail/Commercial, and/or Institutional Uses. Parcel 3 is the western portion of the subject site, not directly abutting Kernan Boulevard. This parcel is intended for development with Residential, Institutional, and Office uses as well as related amenities. These uses have a high degree of compatibility with one another as the non-residential uses are likely to attend to the residential either through employment opportunities or through the provision of goods and services.

The availability and location of utility services and public facilities and services: Jacksonville Electric Authority (JEA) electric, water, and sewer services are available at this location. A JEA letter of availability has been issued.

The site is served by the following schools:

Chet's Creek Elementary	1,312 enrollment	1,026 capacity
Kernan Middle School	1,147 enrollment	1,151 capacity
Atlantic Coast High School	2,354 enrollment	2,443 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: The proposed PUD is for a mixed-use development inclusive of residential uses. Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element (ROSE) of the 2030 *Comprehensive Plan*.

ROSE Policy 2.2.5 All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development Department.

In addition, the proposed PUD permits recreational uses such as parks, playgrounds, recreational and community structures, and recreational uses associated with being adjacent to a lakefront.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system and arteries: Kernan Boulevard, from Glen Kernan Boulevard to J. Turner Butler Boulevard, is the directly accessed functionally classified roadway. Kernan Boulevard is a 4-lane divided Class I Minor Arterial in this vicinity and is currently operating at 81.74 percent of capacity. This proposal is for 22.17 acres of ITE 270 Residential PUD, which would generate up to 1,037 vpd. This Philips Highway segment has a maximum daily capacity of 35,8200 vpd and a 2016 daily traffic volume of 29,281.

As shown on the conceptual site plan, access to the site will be provided by three (3) proposed access points: a right-in/right-out on Kernan Boulevard as well as a full access via a new western approach for the Kernan Boulevard and First Coast Tech Parkway intersection. An optional roadway connection to Betty Holzendorf Drive is also proposed; it is a UNF roadway, not a City of Jacksonville street, so permission to access this drive must be from UNF. Because the site plan is conceptual and the uses allowed on each of the three (3) parcels is so diverse, trip generation is unknown. The Florida Department of Transportation (FDOT) recommends that when the plan of development is in place, a new traffic analysis should be conducted.

As conditioned, the proposed rezoning will need to address or comply with comments from the Planning and Development Department's Transportation Division as well as the following comments from the City's Traffic Engineering Division:

- A northbound left turn onto Kernan Blvd S. at the signalized intersection is required.
- The applicant/developer should provide a traffic study to determine how the existing lane 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 should be included in the study.
- Signal modification plans should be included in the ten-set review.
- Alleys will not be city maintained.
- Signs, landscaping and streetscape appurtenances shall be located outside of the line of clear sight at all intersections. (Required in the Ordinance Code)

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and may include an amenity/recreation center, a swimming pool, a cabana or clubhouse and/or an exercise facility.

(8) Impact on wetlands

A 2005 Geographical Information Systems shape file did not identify any wetlands on the subject site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(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.

(11) Sidewalks, trails, and bikeways

Sidewalks and bicycle lanes are provided along Kernan Road, north of First Coast Tech Parkway. The project will be required to maintain a pedestrian system that meets the *2030 Comprehensive Plan*. Bicycle parking for the multi-family uses shall be provided at a minimum ratio of 2 percent of the required parking. Bicycle parking for senior housing uses (if provided) shall be at a ratio of one (1) space per five (5) rooms.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 25, 2017, the required Notice of Public Hearing signs **were not** posted. However, the applicant provided photographs and a sign posting affidavit on October 26, 2017.



*Source: Applicant, Planning and Development Department
Date: October 26, 2017*

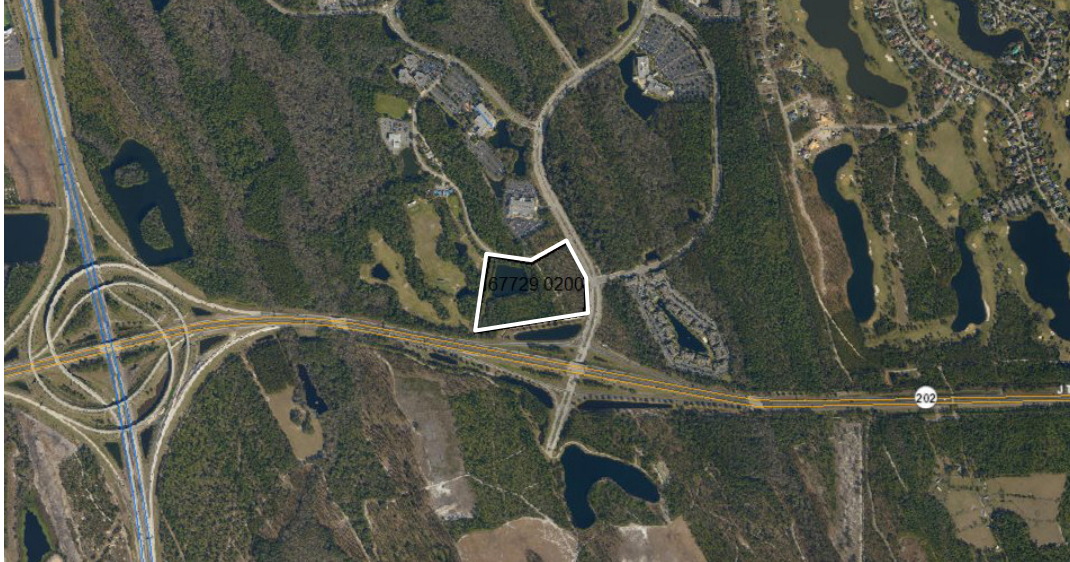
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0726** be **APPROVED** with 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.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0726** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

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 be 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.**



Aerial

*Source: Staff, Planning and Development Department
Date: October 20, 2017*



Subject Site, from Kernan Blvd.

*Source: Staff, Planning and Development Department
Date: October 25, 2017*



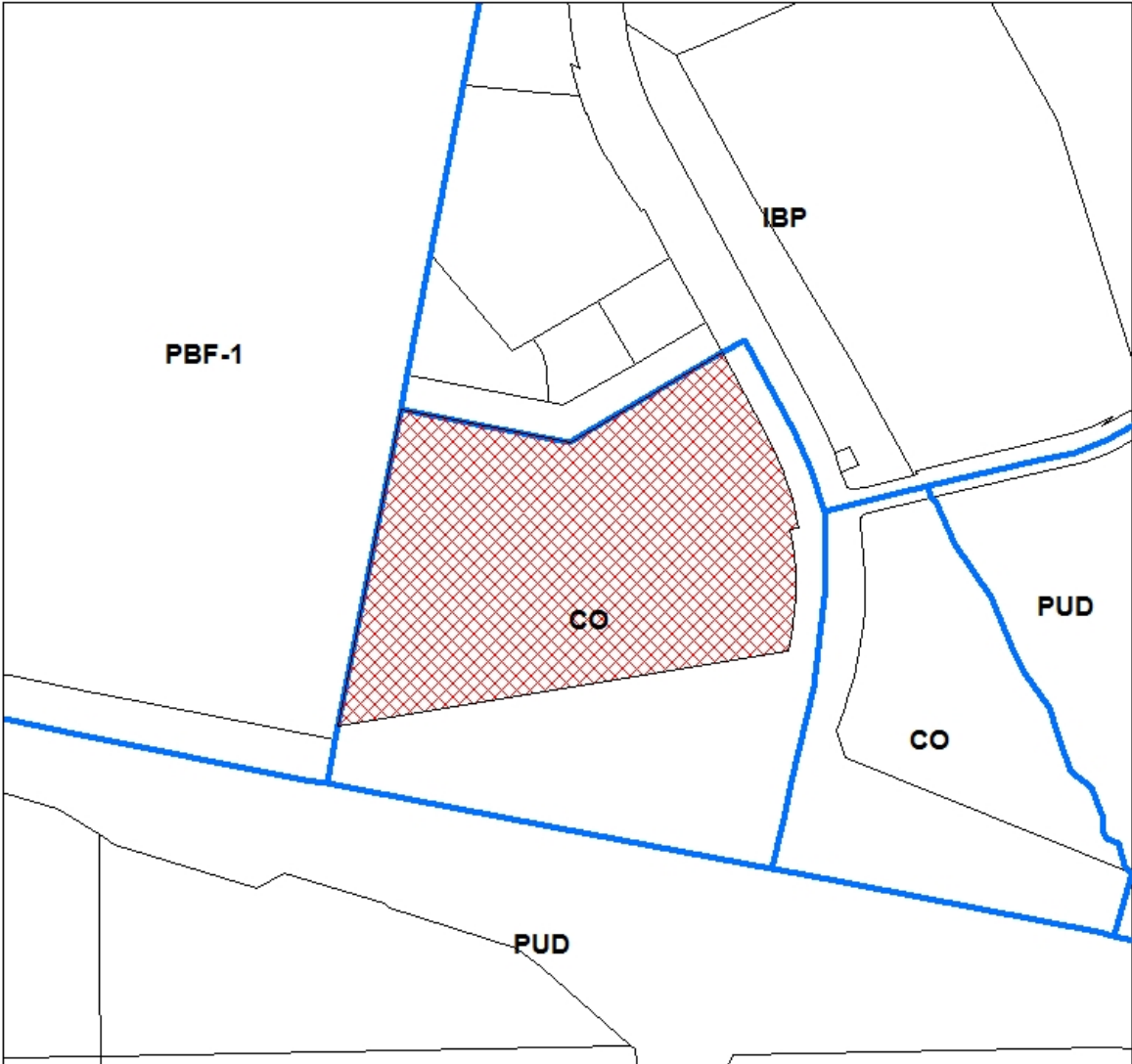
Subject Site, looking along west property boundary
Source: Staff, Planning and Development Department
Date: October 25, 2017

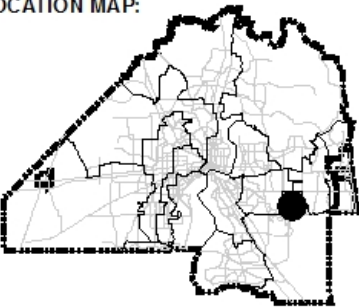
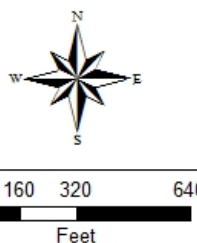


Intersection of Kernan Blvd with Betty Holzendorf Drive
Source: Staff, Planning and Development Department
Date: October 25, 2017



Property across Kernan Blvd. from subject site
Source: Staff, Planning and Development Department
Date: October 25, 2017



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>11</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2017-0726</p>	<p>TRACKING NUMBER:</p> <p>T-2017-1550</p>	<p>PAGE 1 OF 1</p>