

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2017-841 TO**

**PLANNED UNIT DEVELOPMENT**

**JANUARY 18, 2018**

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 **2017-841** to Planned Unit Development.

***Location:*** 2951 and 2981 Parental Home Road between Barnes Road and Dean Road

***Real Estate Number(s):*** 152582-0150 and 152582-0050

***Current Zoning District:*** Public Buildings and Facilities-1 (PBF-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Public Buildings and Facilities (PBF)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** James D. Clark  
Daniel Memorial Properties, Inc.  
4203 Southpoint Boulevard  
Jacksonville, Florida 32216

***Owner(s):*** James D. Clark  
Daniel Memorial Properties, Inc.  
4203 Southpoint Boulevard  
Jacksonville, Florida 32216

Robin Abbot  
River Region Human Services, Inc.  
Jacksonville, Florida 32207

***Staff Recommendation:*** **APPROVE**

### GENERAL INFORMATION

Application for Planned Unit Development **2017-841** seeks to rezone approximately 5.2 acres of land from PBF-2 to PUD. The rezoning to PUD is being sought so that the property can be developed with uses found in the PBF-2 Zoning District including group care homes. The PUD limits the buildable square footage to the existing buildings on the properties.

### 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 Public Buildings and Facilities (PBF) 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. The PBF functional land use category is intended to accommodate major public use or community service activities. Siting public/semi-public facilities that are allowed in commercial, light and heavy industrial, residential and institutional categories as supporting uses will not require plan amendment. Some major uses, however, because of their scale and potential community impacts, may only be sited in this plan category. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as it is intended, as an important part of the urban service delivery system. The standards to be prepared as Land Development Regulations and the criteria herein only designate locations that may be considered for public/semi-public uses, and do not apply to military bases or other uses that do not directly serve the citizens of the City. Community and regional serving public/semi-public sites should abut a roadway classified as a collector or higher facility on the adopted highway functional classification system map, which is part of the 2030 Comprehensive Plan. 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.

**Principal Uses:** All lawful government activities; Public buildings and grounds; Schools; Criminal justice facilities; Military installations; Transportation facilities including airports, train stations, terminals etc.; along with ancillary and accessory uses such as Warehouses; General aviation uses; Hotels; Motels; Restaurants; Car rental agencies; Public/private institutions; Churches and places of worship; Hospitals, including Professional offices, Medical clinics, Pharmacies, and other uses normally associated therewith; Private clubs; Sale and service of alcoholic beverages in conjunction with a permissible use; Major public utilities; and

Off street parking lots; Nursing homes; Group care homes; Homes for the aged or orphans and other uses normally associated therewith are also permitted within this land use category.

**Secondary Uses:** Recreation and open space such as Ball parks; Stadiums Arenas and equestrian facilities; etc.; Sale and service of alcoholic beverages in conjunction with a permitted activity; Off street parking lots; Silviculture activities; Conservation areas; Sanitary landfills; Construction and demolition debris landfills; Yard waste composting facilities including the mulching plant and similar other uses.

*(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 category as identified in the Future Land Use Map series (FLUMs): Public Buildings and Facilities (PBF). 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 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.

This project provides infill residential and institutional development that results in a compact pattern of land use, resulting in economical and efficient provision of public services. The project will be connected to city utilities and phase out the existing septic tanks.

**FLUE Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

The proposed rezoning utilizes the PUD category in order to provide a unified scheme for wetland protection and maintenance, storm water management, and common area and roadway maintenance.

The project, as conditioned, will be required to meet all applicable federal, state, and local regulations, including restrictions on noise levels and landscape buffer standards.

**FLUE Policy 1.1.13** Ensure that mixed and multi-use projects enhance rather than detract from the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects.

It is the purpose and intent of the conditions to ensure that the character of the established neighborhood is protected from any and all potential undesirable influences, and to enhance the surrounding neighborhood. The proposed development will have the required incompatibility use buffer to contain unsightly views from adjoining residential property to the rear.

*(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.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for an institutional 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 treatment of pedestrian ways: There are existing sidewalks that connect the buildings on the site.

Traffic and pedestrian circulation patterns: There is a circular drive from Parental Home Road which allows access to the site.

The use and variety of building setback lines, separations, and buffering: The Written Description uses the standard setbacks from the PBF zoning districts.

The use and variety of building groupings: The existing buildings, which are generally similar to a single family dwelling, are arranged around one central building.

*(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 an area which is primarily residential in character. There is a public school and park directly west of the subject property. Institutional development at this location will not create an adverse impacts to 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	PBF	PBF-1	COJ
South	PBF	PBF-1	Youth Crisis Center, COJ
East	PBF	PBF-1	Youth Crisis Center
West	ROS	PBF-1	COJ Drew Park

*(6) Intensity of Development*

The proposed development is consistent with the PBF functional land use category as an institutional use. The PUD is appropriate at this location because it will not be inconsistent with the existing residential uses in the area.

The existing residential density and intensity of use of surrounding lands: The surrounding area is zoned RLD-60 with many dwellings on larger lots.

(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 a recreation center, a swimming pool, a cabana or clubhouse and an exercise facility. There will be approximately 150 square feet of recreation area per residential unit.

*(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 not identify any wetlands on-site. However, the written description states “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*

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

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on December 22, 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 2017-841 be **APPROVED with the following exhibits:**

1. The revised legal description dated January 16, 2018.
2. The revised written description dated January 16, 2018.
3. The revised site plan dated January 16, 2018.



Aerial view of subject property.

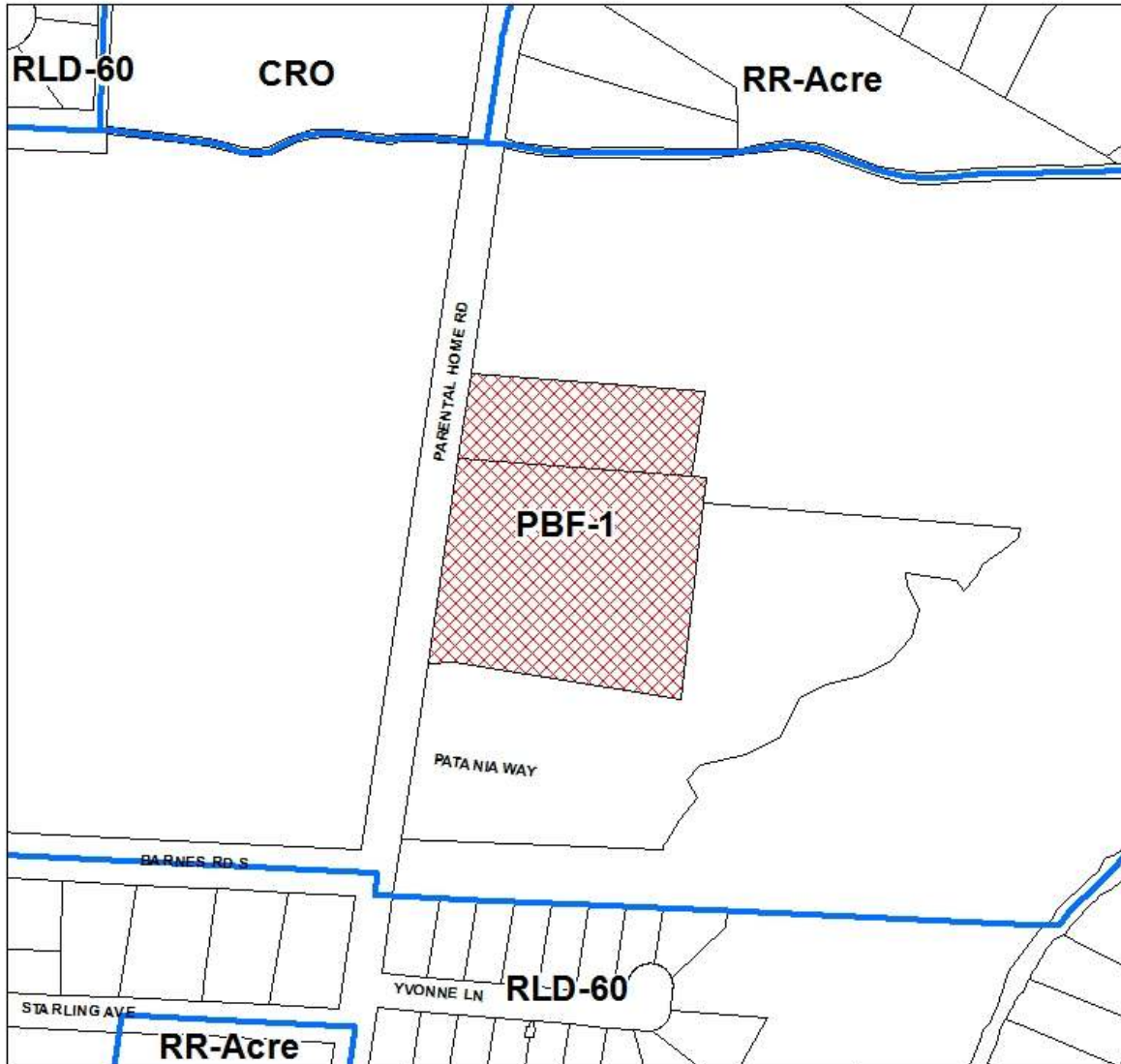


View of River Region campus



View of Youth Crisis Center





<p>REQUEST SOUGHT:</p> <p>FROM: PBF-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 95 190 380      Feet</p> <p>COUNCIL DISTRICT:      4</p>
<p>ORDINANCE NUMBER:      ORD-2017-0841</p>	<p>TRACKING NUMBER:      T-2017-1626</p>	<p><b>EXHIBIT 2</b></p>