

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0069 TO

PLANNED UNIT DEVELOPMENT

MARCH 8, 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 **2018-0069** to Planned Unit Development.

Location: 5239 Racetrack Road
Northside of Racetrack Road on the east and west side of SR 9B

Real Estate Number(s): 168142 0000

Current Zoning District: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-IV (AGR-IV)

Proposed Land Use Category: Neighborhood Commercial (NC)

Planning District: Southeast, District 3

Applicant/Agent: Michael C. Holbrook
Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Owner: New Era Development Co, Inc.
Attn: Siamic Mashod
2217 Alicia Lane
Atlantic Beach, FL 32233

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2018-0069** seeks to rezone approximately 6.43 acres of land from Agriculture (AGR) to Planned Unit Development (PUD). There is a

companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the *2030 Comprehensive Plan*, **Ordinance 2018-0068 (Application 2017C-018)** that changes the functional land use category of the subject property from Agriculture-IV (AGR-IV) to Neighborhood Commercial (NC). The rezoning to PUD is being sought so that the property can be developed for office or commercial uses. The property is currently developed with agricultural related uses.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Agriculture-IV (AGR-IV) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-*2030 Comprehensive Plan*, i.e. Ordinance 2018-0068 (Application 2017C-018) was filed requesting amendment of the subject property's functional land use category from AGR-IV to Neighborhood Commercial (NC). This land use amendment and rezoning would allow the parcel to be redeveloped with uses consistent with the NC land use category. The AGR-IV future land use category primarily permits low density residential development at a density of one unit per 2.5 acres. Generally, all agricultural land uses categories within the City provide for agricultural uses such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products. The NC land use category is intended to provide for commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of vehicle miles traveled.

If the amendment is adopted by the City Council, this Application for Rezoning from AGR to PUD will be 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. A description of the category is noted below.

(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 of the Zoning Code, *Advisory recommendation on amendment of Zoning Code or rezoning of land*, the subject property is proposed to be in 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 NC, Suburban Area (UA) land use category description.

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.

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 1.1.22

Further development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE 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.

FLUE Policy 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.4

The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

FLUE 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.

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.

Recreation and Open Spaces Element (ROS) 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.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 of the Ordinance Code, *Concurrency and Mobility Management System*, 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 does not intend to allocate any of the property for residential uses.

(4) Internal compatibility

This proposed PUD is **consistent**, as proposed, 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: The proposed PUD does not indicate any specific use for the property. The site plan is generic in design to show general setback requirements on site.

The use of existing and proposed landscaping: The subject property is currently undeveloped. The site will be developed in accordance with Part 12 of the Zoning Code. The Written Description further states that a minimum 10' landscape buffer will be provided along all property lines with the exception of the southern property line on Tract A. Within any areas deemed uncomplimentary use buffers one tree shall be planted or preserved for every twenty-five linear feet.

The treatment of pedestrian ways: The Written Description proposes that sidewalks will be provided as required by the *2030 Comprehensive Plan*. However, the Parks and Recreation Department is recommending that a ten (10') foot multi-use path be installed adjacent to Racetrack Road in lieu of the proposed six (6') foot sidewalks in order to help connect the site to the planned regional bike route connecting Nocatee to Bartram Park Boulevard that the City is planning in Palmetto Leaves Regional Park.

Traffic and pedestrian circulation patterns: Access to the site will be as depicted on the conceptual site plan included as part of the PUD. Access will be from Racetrack Road. This section of Racetrack Road is located within the St Johns County boundaries. However, the properties are near the intersection with Bartram Park Boulevard. Bartram Park Boulevard is a four-lane divided class I collector and is currently operating 61.88% of capacity. The PUD as written could generate up to 2,076 vehicles per day (vpd).

The use and variety of building setback lines, separations, and buffering: The Written Description calls for a variety of setbacks and landscape buffers to protect adjacent uses. A 100' (foot) setback is proposed along the north property line of Tract A to buffer the adjacent residential uses from the potential development. Additionally, a forty (40) foot buffer is proposed along the east property line of Tract B and the west property line of Tract A to buffer the adjacent properties from the commercial development. A ten (10) foot landscape buffer is proposed along all other property lines.

The use and variety of building groupings: The site plan is conceptual. However, the site plan does illustrate the proposed landscape buffers and setbacks for any buildings that would be placed on site to demonstrate the separate of potential buildings from the adjoining properties. The written description calls for the site to be potentially developed with a variety of office or commercial uses consistent with the Neighborhood Commercial land use category.

The use and variety of building sizes and architectural styles:

The applicant has not submitted any architectural renderings of the proposed buildings.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The included site plan is conceptual so there were no details included regarding the separation and

buffering of vehicle use areas.

Signage: Signage within the PUD will be consistent with signage requirements for the Commercial Neighborhood (CN) zoning district within Part 13, Chapter 656, Ordinance Code.

(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: The proposed vehicular access to the site via Kirk Road a local road that does not currently meet minimum FDOT roadway standards.

The type, number and location of surrounding external uses: The proposed development is located in an area that is still mostly undeveloped with the exception of an existing townhome community located to the northwest of the site and the construction of SR 9B through the center of the property.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop the site for office or commercial uses. The proposed uses are relatively consistent with the Neighborhood Commercial land use category. The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MU	PUD	Townhomes
South	St Johns	St Johns County	Undeveloped
East	AGR-IV	AGR	Agriculture/Undeveloped
West	MU	PUD	Undeveloped

Lighting: The applicant has not submitted a lighting plan for the proposed development.

(6) Intensity of Development

The proposed development is located on a site that has been utilized for agricultural uses but is primarily undeveloped. The applicant is seeking to redevelop the entire site with uses consistent with the neighborhood commercial land use category. The area is primarily undeveloped and SR 9B is currently under construction through the center of the property.

The availability and location of utility services and public facilities and services:

The Written Description indicates that water and sewer facilities will be provided by JEA. A letter from JEA has not been provided at the time of the writing of this staff report.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: As shown on the proposed site plan, access to the site is proposed to be located along Racetrack Road. However, this section of Racetrack Road is located in and maintained by St Johns County.

(7) Usable open spaces plazas, recreation areas.

The proposed PUD is for a variety of uses consistent with the Neighborhood Commercial zoning district. As a result, the proposed open space is limited to landscape buffers proposed along the north and east property lines.

(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.

(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 with modifications as outlined within the Written Description of the PUD.

(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 February 20, 2018, 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 Application for Rezoning 2018-0069 be **APPROVED** with the following exhibits:

1. The original legal description dated January 23, 2018.
2. The revised written description dated February 22, 2018.
3. The revised site plan dated December 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2018-0069 be **APPROVED** with the following **CONDITIONS**:

1. A 10' wide multi-use path should be installed along Racetrack Road in lieu of the proposed 6' sidewalk.
2. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



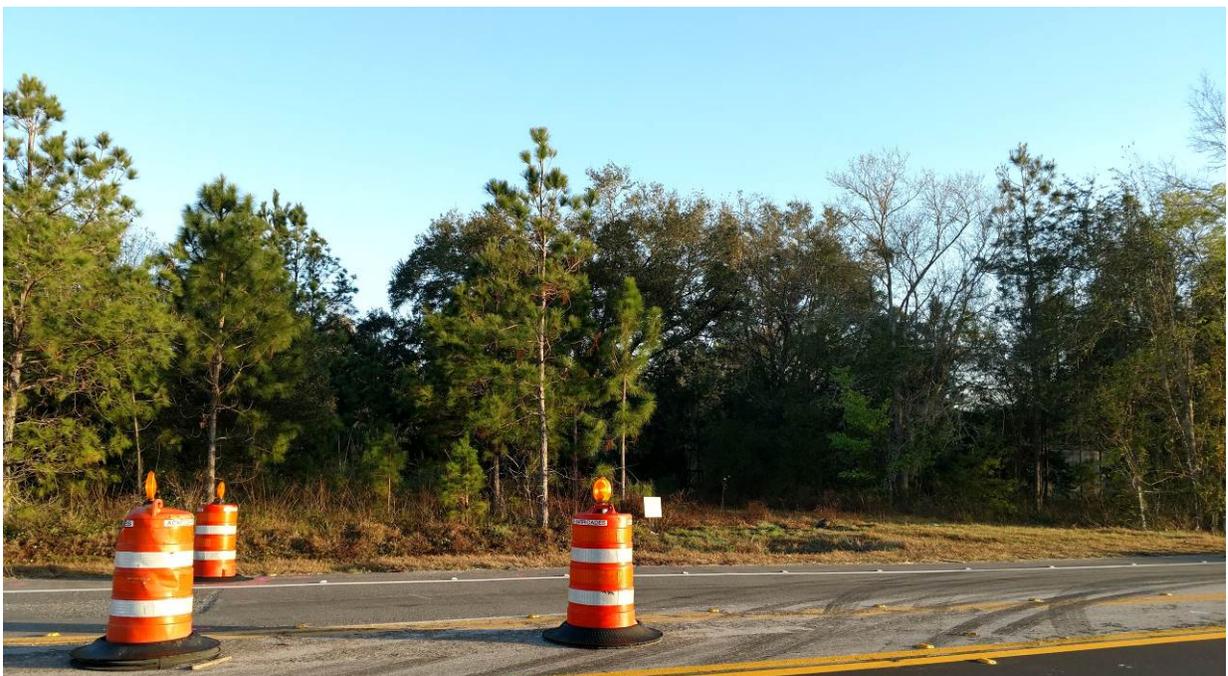
Aerial

Source: Staff, Planning and Development

Date: 02.16.2018



Subject Property East of SR 9B
Source: Staff, Planning and Development
Date: 02.20.2018



Subject Property East of SR 9B
Source: Staff, Planning and Development
Date: 02.20.2018



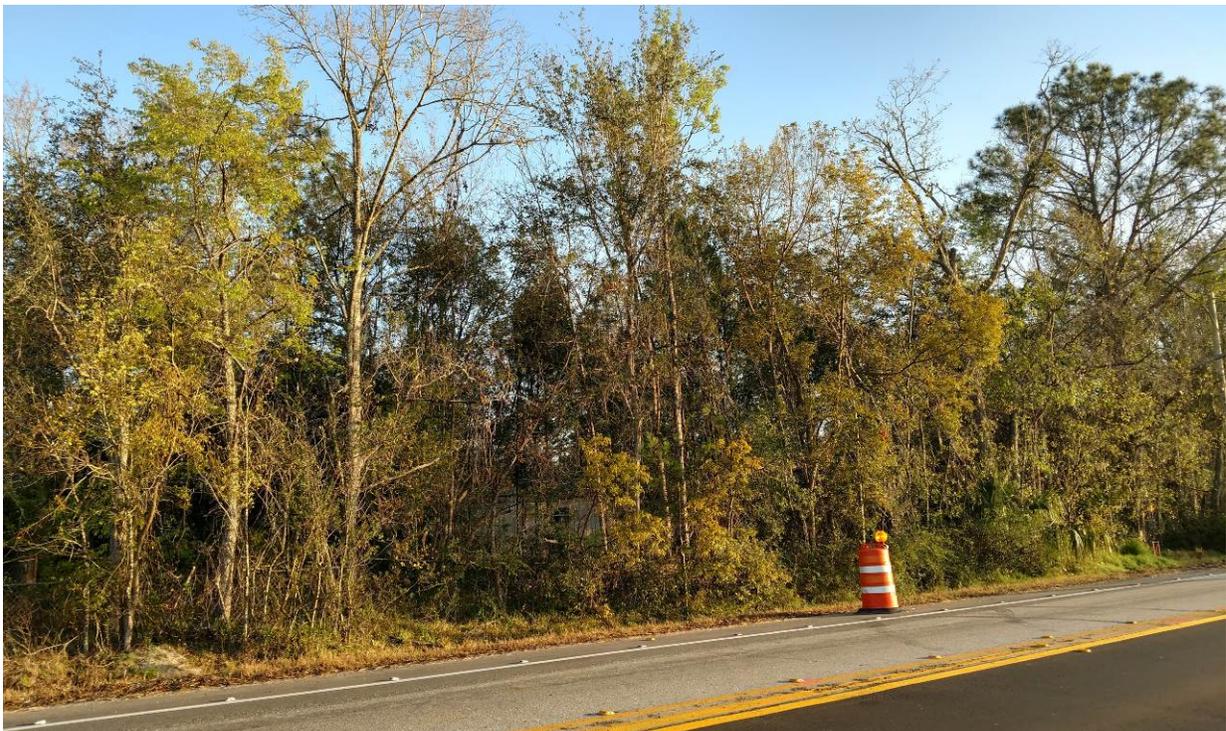
Subject Property West of SR 9B
Source: Staff, Planning and Development
Date: 02.20.2018



Subject Property West of SR 9B
Source: Staff, Planning and Development
Date: 02.20.2018



Subject Property West of SR 9B
Source: Staff, Planning and Development
Date: 02.20.2018



Adjacent property to the east
Source: Staff, Planning and Development

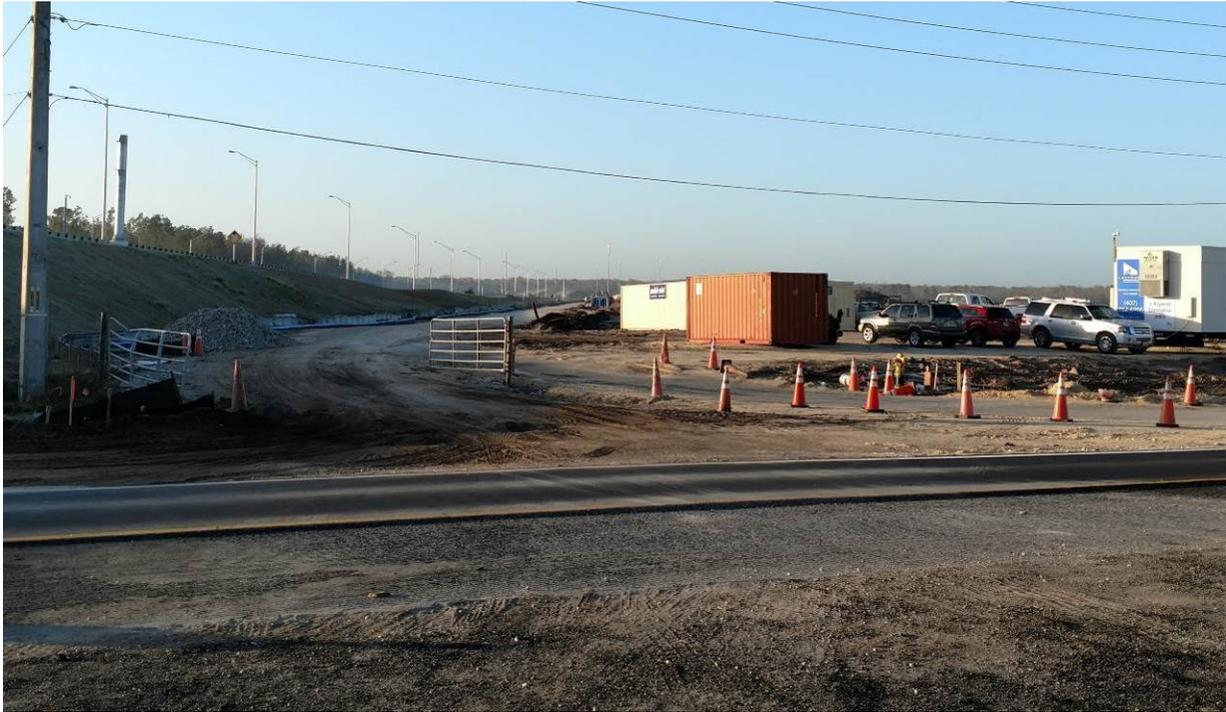
Date: 02.20.2018



Adjacent property to the south, across Racetrack Road on east side of SR 9B

Source: Staff, Planning and Development

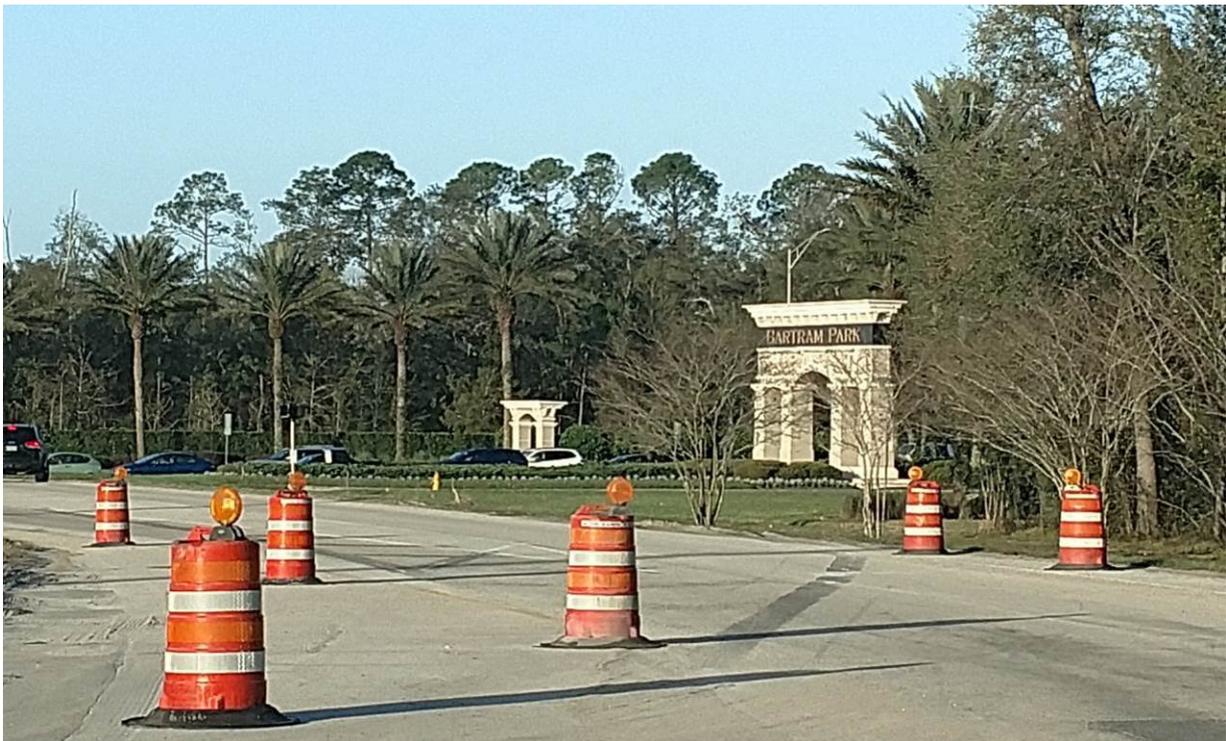
Date: 02.20.2018



Adjacent property to the south, across Racetrack Road on west side of SR 9B

Source: Staff, Planning and Development

Date: 02.20.2018

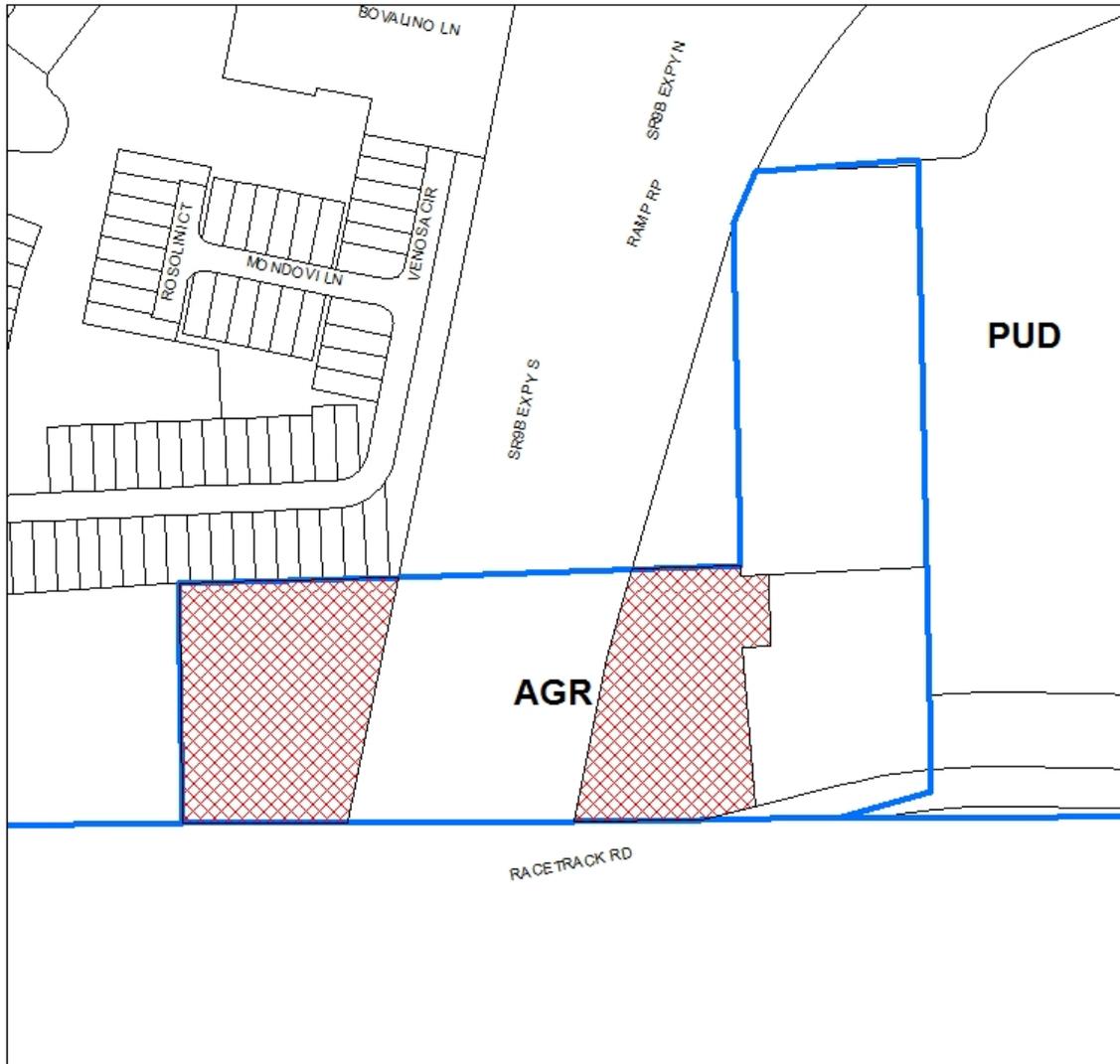


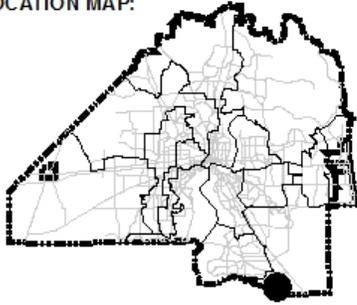
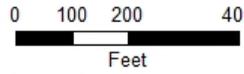
Adjacent property to the west

*Source: Staff, Planning and Development
Date: 02.20.2018*



Abutting residential development to the north, accessed from Bartram Park Boulevard
*Source: Staff, Planning and Development
Date: 02.20.2018*



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  COUNCIL DISTRICT: 11
<p>ORDINANCE NUMBER: ORD-2018-0069</p>	<p>TRACKING NUMBER T-2017-1639</p>	<p>PAGE 1 OF 1</p>