

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

**APPLICATION FOR REZONING ORDINANCE 2018-73 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 **2018-73** to Planned Unit Development.

***Location:*** 5809 Trout River Boulevard between I-295 and Sibbald Road

***Real Estate Number(s):*** 021161-0000

***Current Zoning District:*** Planned Unit Development (PUD 2007-223)

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** Zach Miller, Esq.  
501 Riverplace Avenue, Suite 901  
Jacksonville, Florida 32204

***Owner:*** Greg Boree  
2M Holdings, LLC / Boree Investments, LLC  
8280 Princeton Square Boulevard, Suite 1  
Jacksonville, Florida 32256

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-73** seeks to rezone approximately 12.12 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow for a maximum of 50 single family lots. The single family lots will be a minimum of 40 feet in width and 4,000 square feet in area. The current PUD allows a maximum of 89 multi-family units. The developer retains the multi-family use in the proposed written description with an option to

build townhomes through an amendment to the PUD.

The property is located on Trout River Boulevard at the intersection with Wagner Road (a private road). Prior to 2007 the site was in use as a mobile home park; the site has now been cleared of legacy mobile homes. It was rezoned for town home development by PUD Ordinance 2007-0223-E.

### **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 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. The LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of 1.8 dwelling units to the acre and will have full urban services available to the site. 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. A description of the category is noted below.

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. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

The uses provided herein shall be applicable to all LDR sites within the Urban Area.

**Principal Uses:** Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND.

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction

with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

The maximum gross density in the Urban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.

The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

*(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). 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 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 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed development will provide housing in an area historically used for residential use and is designated for future residential use on the Future Land Use Map. The site is located in the Urban Priority Area.

*(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 a 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 streetscape: The proposed development will have a streetscape similar to the existing subdivision to the southeast.

The use of topography, physical environment and other natural features: The site plan indicates that the wetlands will be preserved for open space.

Traffic and pedestrian circulation patterns: The development will have a simple loop road, which will provide ease of accessibility for vehicles.

*(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 site is functionally isolated by Interstate I-295 to the north and west, by the Trout River to the north and east and functionally connected to the south across Trout River Boulevard.

The type, number and location of surrounding external uses: The proposed development is located in an underdeveloped predominantly residential area. Single-family or townhouse development at this location is consistent with the existing institutional and estate home options for those in 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	LDR	RR-Acre	Single family dwellings
South	LDR	RLD-60	Single family dwellings
East	LDR	RR-Acre	Single family dwellings
	LDR	RLD-60	Single family dwellings
West	LDR	PBF-2	Private club

*(6) Intensity of Development*

The proposed development is consistent with the LDR functional land use category as a single family or townhome development. The PUD is appropriate at this location because it will provide infill residential development. This application will continue the vested rights for townhouses previously approved and will add a single family residential option consistent with the surrounding pattern and density of development.

The eastern one third of the site is wetland and subject to flooding. Development credit for that area will be transferred to the upland area. This will provide additional buffering to Trout River to the east.

The existing residential density and intensity of use of surrounding lands: The surrounding area is generally developed with single family dwellings on large lots ranging from ½ acre to 5 acres in size. There is a large area of smaller lots to the southeast.

The availability and location of utility services and public facilities and services: JEA indicates water and sewer are available for connection. The developer intends to construct a pump station for the development.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The development has access to I-295 and New Kings Road via Trout River Boulevard or Wagner Road.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with over 7,000 square feet of active recreation area.

*(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 identify wetlands on the site. 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 February 26, 2018, 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 **2018-73** be **APPROVED with the following exhibits:**

1. The original legal description dated December 29, 2017.
2. The original written description dated December 29, 2017.
3. The original site plan dated December 18, 2017.



Aerial view of subject property.





View of subject property



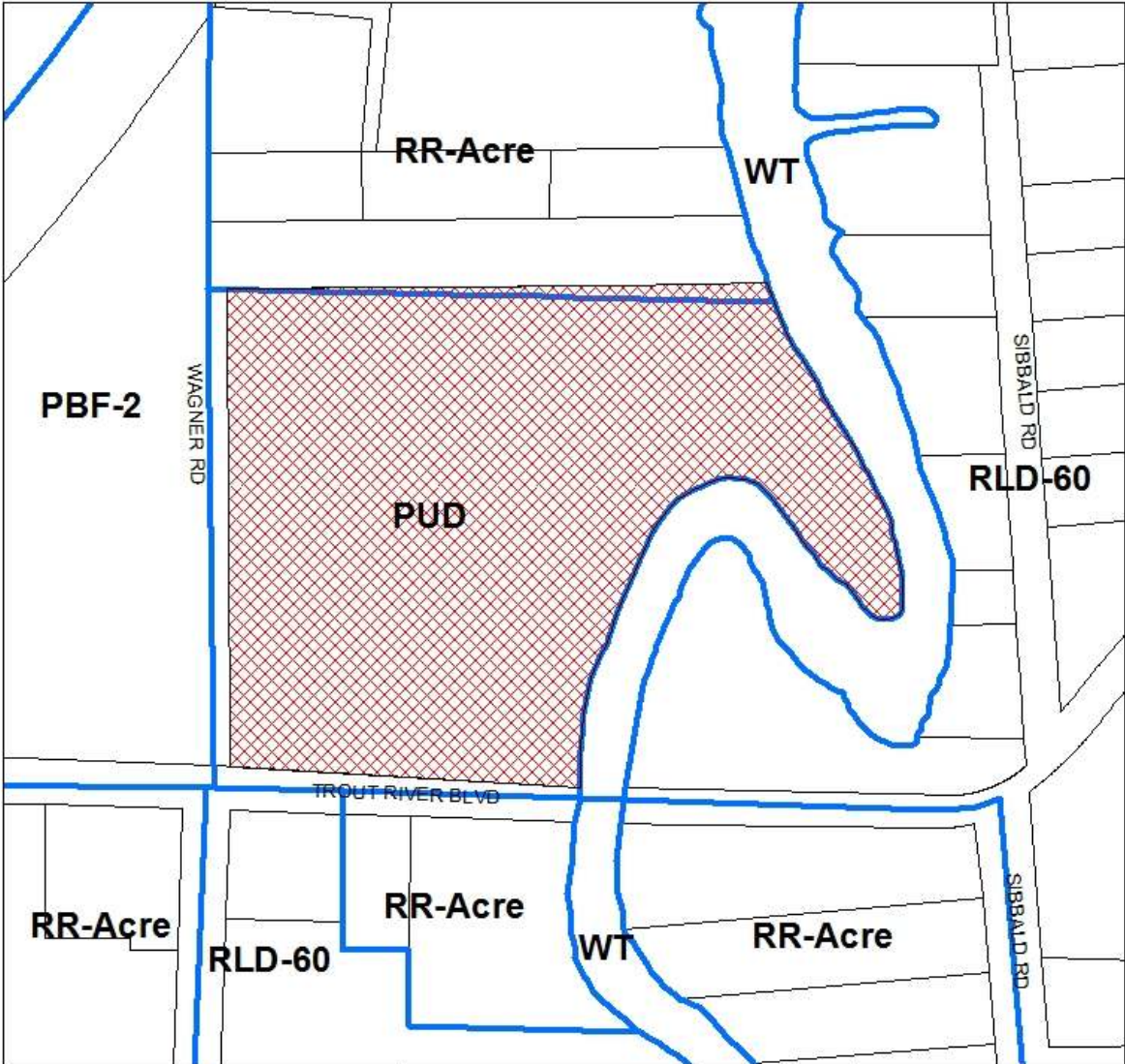
View of subject property

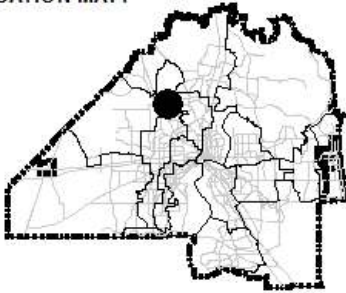
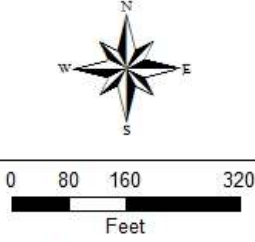


View of property across from subject property



View of property across from subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER: ORD-2018-0073</p>	<p>TRACKING NUMBER T-2018-1649</p>	<p>EXHIBIT 2</p>