

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

**APPLICATION FOR REZONING ORDINANCE 2018-129 TO**

**PLANNED UNIT DEVELOPMENT**

**APRIL 19, 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 **2018-129** to Planned Unit Development.

***Location:*** 4900 Baymeadows Road (SR 152) between Baymeadows Road and Brierwood Road

***Real Estate Number(s):*** 148120-0100

***Current Zoning District:*** Residential Low Density-70 (RLD-70)

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

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

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

***Applicant/Agent:*** T.R. Hainline, Esq.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Dog River, LLC  
P.O. Box 23328  
Jacksonville, Florida 32241

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-129** seeks to rezone approximately 4.6 acres of land from RLD-70 to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 84,000 square foot senior housing, assisted living, nursing home and skilled nursing facility. The PUD also retains the ability to construct single family dwellings which comply with the RLD-70 Zoning District. There is an existing church on the subject property.

### 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. Low Density Residential (LDR) land use category allows for an increase of maximum gross density of 7units/acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations. LDR lands to be used for senior housing facilities as secondary uses consistent with the land use category identified in the 2030 Comprehensive Plan providing a hospital is located within 3 miles of the facility. 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:** Single family and Multi-family dwellings.

**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. The subject property is 2.3 miles from St Vincent's Medical Center at 4201 Belfort Road.

*(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): 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 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.

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 1.1.12 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.

FLUE 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.

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 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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.

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.

TE Policy 2.3.9 The City shall encourage, though 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.

*(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 multi-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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed site plan shows a retention pond on the southern end of the property and recreation areas for the residents.

Traffic and pedestrian circulation patterns: Access to the development will be from Craven Road.

The use and variety of building sizes and architectural styles: The written description does not include architectural restrictions or criteria.

The variety and design of dwelling types: If the single family development is commenced, the subdivision will be consistent with the existing residential dwellings.

*(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 single family residential, but also includes multi-family, churches and schools. A senior housing development at this location is consistent with the surrounding 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	MDR	RMD-D	Pine Run townhomes
South	LDR	RLD-70	Single family dwellings
East	LDR	RLD-70	Single family dwellings
West	LDR	RLD-70	Baymeadows Missionary Baptist Church

The use and variety of building setback lines, separations, and buffering: The PUD is proposing zero setbacks for the building. There are 13 dwellings along the east and south property lines with the possibility of a 35 foot high building adjacent to these single family dwellings. The site plan provided in the application shows a 40 foot setback along the east property line.

The written description indicates the maximum building height is 35 feet, which is the same as the adjacent residential zoning. The site plan shows the building as 2 story. Staff feels the 35 foot maximum height and the 40 foot setback will be compatible with the adjacent uses and not create any adverse impact.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description indicates the proposed development will comply with Landscape Regulations of Part 12 of the Zoning Code. Therefore an uncomplementary buffer is required

along the east and south property lines. The buffer shall be 10 feet wide and contain a 6 foot high, 85% opaque fence with one tree every 25 feet.

The written description details specific sign regulations for the senior housing and single family components. The senior housing sign regulations are similar to the regulations in the Zoning Code for institutional uses.

*(6) Intensity of Development*

The proposed development is consistent with the LDR functional land use category as an institutional senior housing use. The PUD is appropriate at this location because it will provide alternative housing for the area.

The availability and location of utility services and public facilities and services: JEA indicates the site is served by water and sanitary sewer.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: According to FDOT, Baymeadows Road is operating at a Level of Service (LOS) D.

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

The project will be developed with the required amount of open space and recreation area. A recreation center is not required for the senior housing development.

*(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. 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*

There are existing sidewalks on both sides of Baymeadows Road and Craven Road. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on March 22, 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 **2018-129** be **APPROVED with the following exhibits:**

1. The original legal description dated January 24, 2018.
2. The revised written description dated April 3, 2018.
3. The revised site plan dated April 2, 2018.



Aerial view of subject property





View of vacant church on subject property.



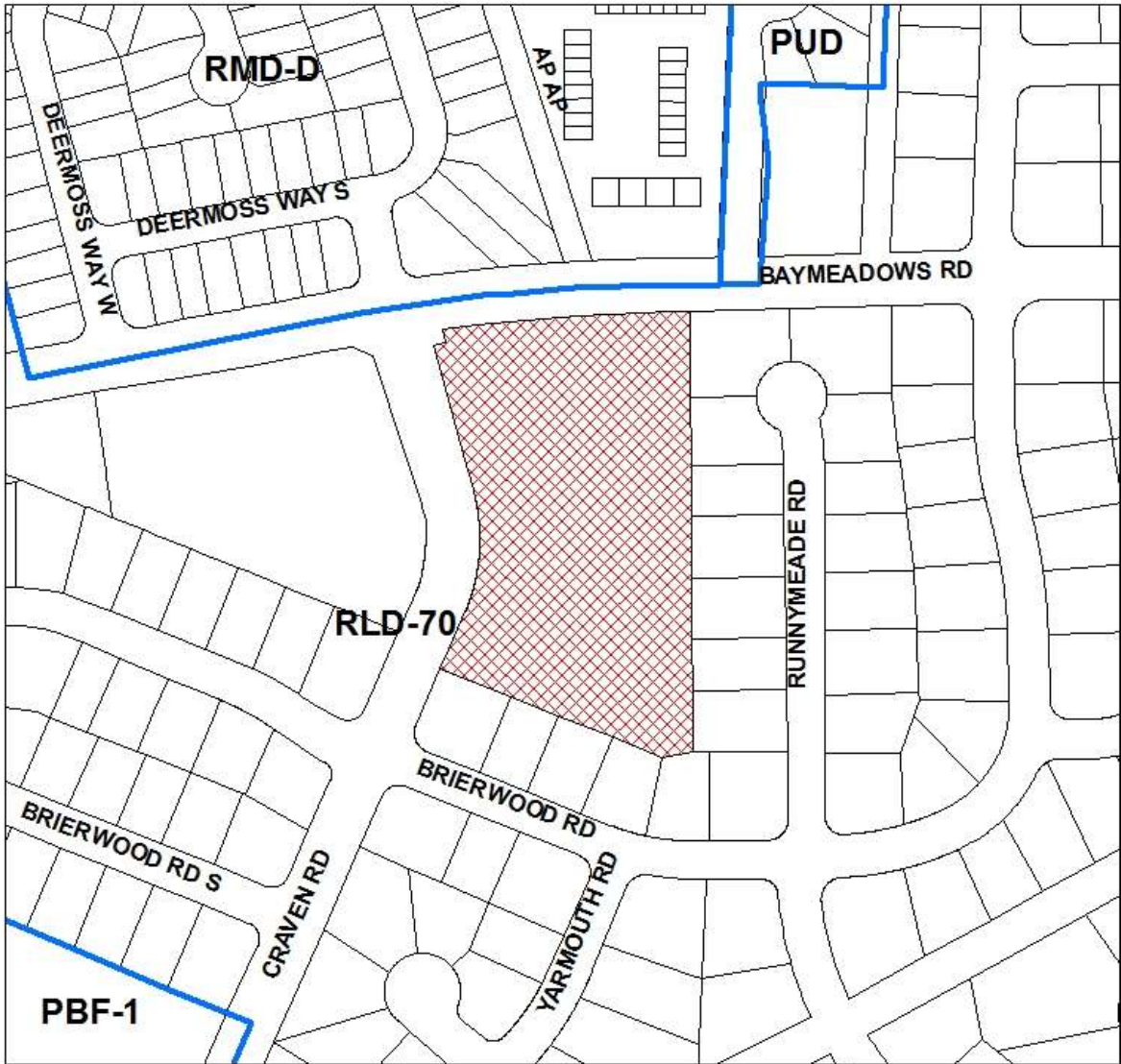
View of subject property.

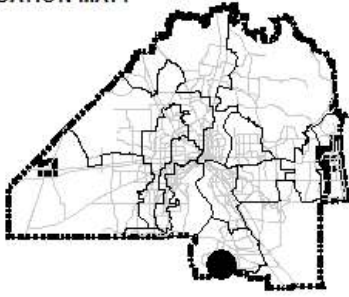



View of adjacent Baptist Church.



Adjacent residential subdivision.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-70</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>5</p>
<p>ORDINANCE NUMBER:</p> <p><b>ORD-2018-0129</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2018-1675</b></p>	<p><b>EXHIBIT 2</b></p>