

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-151 TO

PLANNED UNIT DEVELOPMENT

APRIL 5, 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 **2018-151** to Planned Unit Development.

Location: 6505 Norwood Avenue between Ashford Street and Calvert Street

Real Estate Number(s): 031736-0050, 031736-0010 and 031737-0000

Current Zoning District: Commercial Office (CO)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Jack Morgan
5013 Broadway Avenue
Jacksonville, Florida 32254

Owner: Elijah Simmons
Mount Horeb Baptist Church, Inc.
584 Thornberry Road
Jacksonville, Florida 32073

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2018-151** seeks to rezone approximately 0.92 acres of land from CO and CCG-2 to PUD. The rezoning to PUD is being sought so that the property can be used for a private school for grades K-8. There are three buildings on the site constructed in 1948, 1950 and 1965 with approximately 48 parking spaces.

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 Community General Commercial (CGC) 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.

Community General Commercial (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. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotel and motel; Office, Business and Professional Office including veterinary office; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development. Adult entertainment facilities are allowed by right only in Zoning District CCG-2.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and

arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

All permitted and permissible uses within the PUD written description are acceptable within the proposed CGC land use designation. However, the proposed allowable use of boathouses within this PUD is for residential districts.

(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): Community General Commercial (CGC). 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:

F.L.U.E. 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.

F.L.U.E. Policy 1.1.22 Future 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.

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.

F.L.U.E. 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.

F.L.U.E. Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

(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: The PUD indicates the development will comply with the Comprehensive Plan. There is an existing sidewalk along Norwood Avenue. A new sidewalk will be required along Calvert Street.

Traffic and pedestrian circulation patterns: The site contains a large parking area which will allow parents to safely drop off and pick up students on the property. There are nine parking spaces along Ashford Street which require backing into the right of way. **The Traffic Engineer recommends the parking spaces be removed that are within 30 feet of the stop bar at the intersection of Ashford Street and Norwood Avenue.**

The use and variety of building setback lines, separations, and buffering: The PUD is not proposing any new buildings; the school will occupy the existing buildings. The PUD does contain setbacks which are similar to the CO Zoning District.

(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 where residential, office, commercial and institutional uses function as a mixed-use development. A school at this location will complement the various office and commercial and residential uses.

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	CGC	CCG-2	Laundry, single family dwellings
South	CGC	CCG-2	Single family residential
East	LDR	RLD-60	Single family dwellings
West	CGC	CCG-2	Offices, restaurant

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as an institutional use. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential in the area.

The existing residential density and intensity of use of surrounding lands: The surrounding area is zoned RLD-60 with single family lots. The proposed school will not adversely impact the surrounding residential dwellings.

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

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(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 written description indicates the site will be developed in accordance with Part 6 of the Zoning Code. An elementary school requires 2 spaces for each classroom, office and kitchen. The site has approximately 46 parking spaces.

(11) Sidewalks, trails, and bikeways

There is an existing sidewalk along Norwood Avenue and Ashford Street. The Traffic Engineer indicated a sidewalk on Calvert Street is required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 23, 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 **2018-151** be **APPROVED with the following exhibits:**

1. The original legal description dated February 28, 2018.
2. The original written description dated December 20, 2018.
3. The original site plan dated December 20, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-151** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Provide a five foot wide sidewalk along Calvert Street.
2. There shall be no parking within thirty feet of the stop bar at the intersection of Norwood Avenue and Ashford Street.
3. 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 view of subject property.



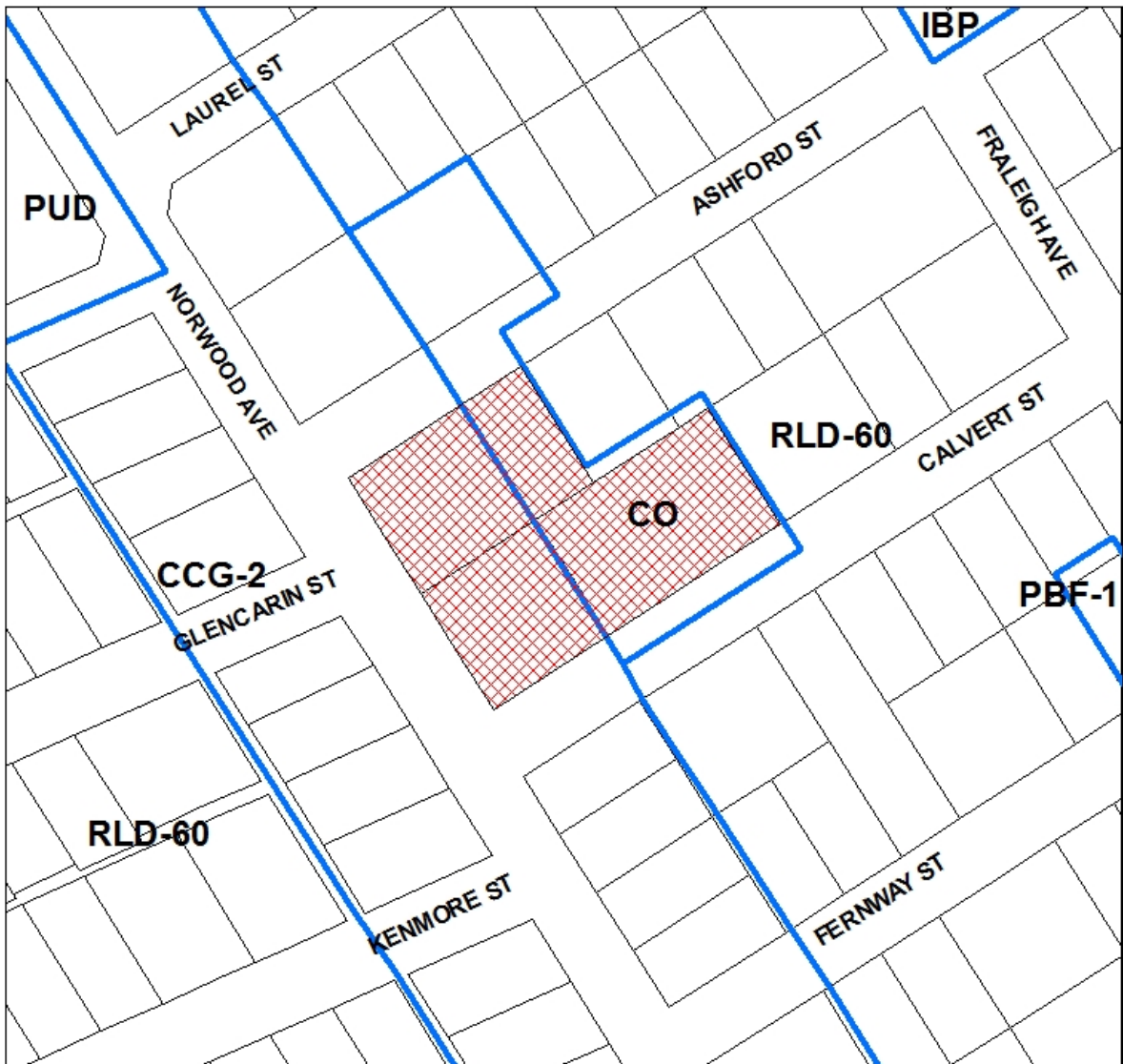
View of parking area from Calvert Street

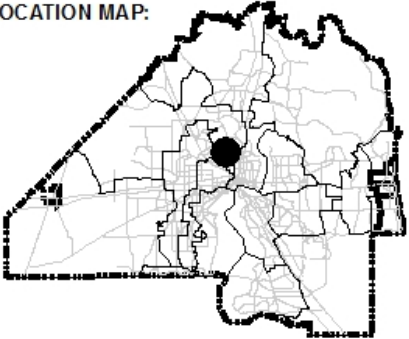



View of building from Ashford Street



View of buildings on Norwood Avenue



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2 & CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 40 80 160</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0151</p>	<p>TRACKING NUMBER</p> <p>T-2017-1642</p>	<p>EXHIBIT 2</p>