

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James 117 W. Duval St. Jacksonville, FL 32202 (904) 630-CITY www.coj.net

ONE CITY. ONE JACKSONVILLE.

May 17, 2018

The Honorable Anna Brosche, President The Honorable Matt Schellenberg, LUZ Chair And Members of the City Council City Hall 117 West Duval Street Jacksonville, Florida 32202

Planning Commission Advisory Report RE: Ordinance No.: 2018-255 Application for: Bowden Road Townhomes PUD

Dear Honorable Council President Brosche, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, Ordinance Code, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

 Recommendation by JPDD: 	Approve	Approve with Conditions	🗌 Deny
 Recommendation by PC to LUZ: 	Approve	Approve with Conditions	🗌 Deny

- This rezoning is subject to the following exhibits:
 - 1. The original legal description dated February 15, 2018.
 - 2. The original written description dated March 12, 2018.
 - 3. The original revised site plan dated January 25 May 17, 2018.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. The front doors of the buildings along Parental Home Road shall be oriented to the west toward Parental Home Road. If the front doors are oriented facing east, then a natural buffer meeting Section 656.1222 shall be provided along Parental Home Road.
 - 2. The front yard setback shall be a minimum of 20 feet.

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.

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are <u>underlined</u> and deletions are indicated with a strikethrough.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 8-0
- PC Commentary: There were no speakers in opposition.

There was a small concern about the deficient perimeter landscape buffer. The agent indicated the revised site plan does have a 20 foot front yard for those dwelling son the west side of the private road. The dwellings on the east side have additional parking for vehicles. The Commissioners decided to delte the conditions.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	\boxtimes			
Nicole Padgett, Vice Chair	\boxtimes			
Joshua Garrison, Secretary	\boxtimes			
Marshall Adkison	\boxtimes			
Ben Davis	\boxtimes			
David Hacker	\boxtimes			
Chris Hagan				\boxtimes
Dawn Motes	\boxtimes			
David Ward	\boxtimes			

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

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Bruce E. Lewis City Planner Supervisor – Current Planning Division City of Jacksonville - Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7820 blewis@coj.net