



**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**

OVERVIEW

ORDINANCE: 2018-254

APPLICATION: L-5283-18C-3-4

APPLICANT: CHARLIE MANN

PROPERTY LOCATION: 0 Parental Home Road

Acreage: 2.54

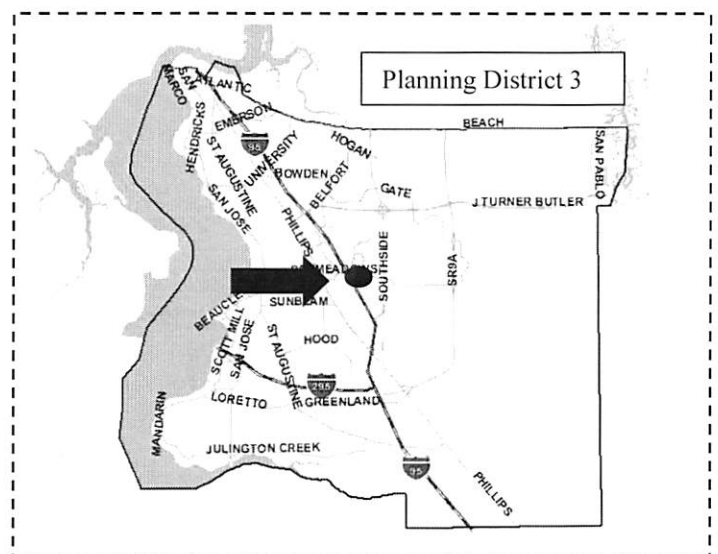
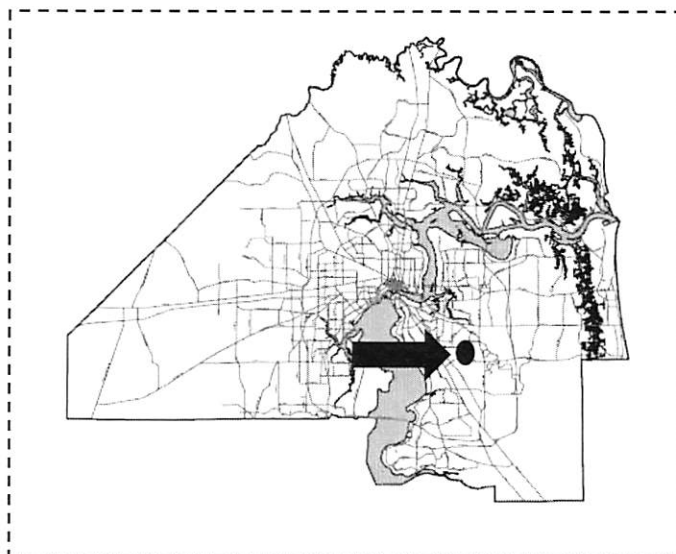
Requested Action:

	Current	Proposed
LAND USE	NC	RPI
ZONING	CN	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
NC	RPI	N/A	50 (20 DU/acre)	49,789 sq. ft. (.45 FAR)	N/A	Increase of 50 DU	Decrease of 49,789 sq. ft.

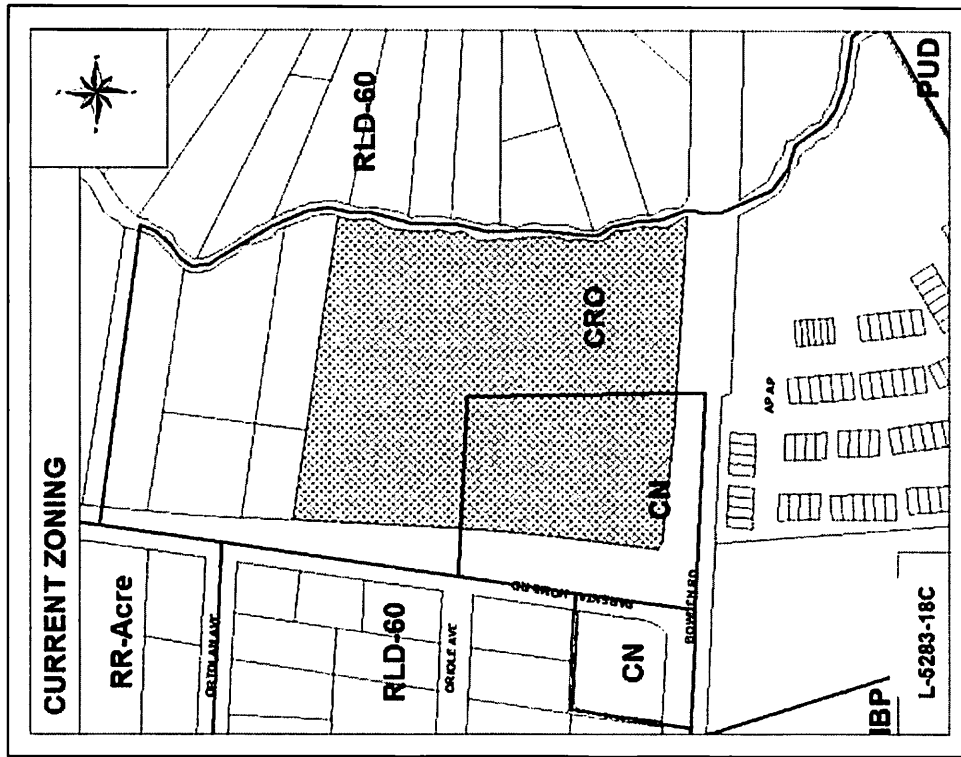
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



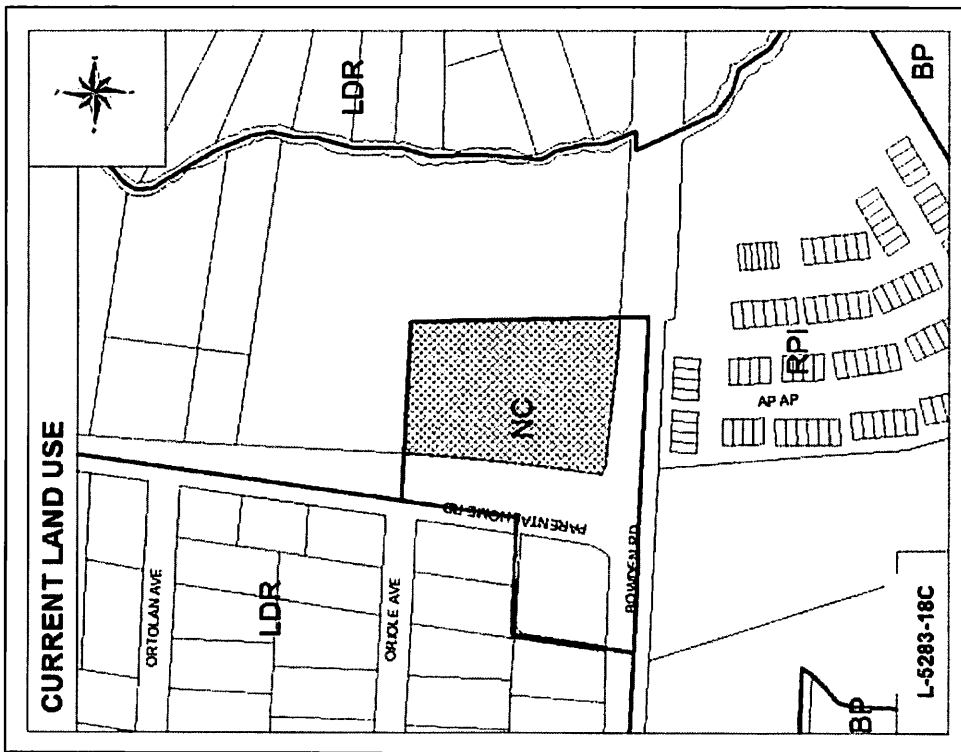
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION L-5283-18C



Current Zoning District(s): Commercial Neighborhood (CN) and Commercial Residential Office (CRO)

Requested Zoning District(s): Planned Unit Development (PUD)



Existing FLUM Land Use Categories: Neighborhood Commercial (NC)

Requested FLUM Land Use Category: Residential Professional Institutional (RPI)

ANALYSIS

Background:

The 2.54 acre land use application site is located on the northeast corner of the intersection at Parental Home Road and Bowden Road. Both roadways are collector roads with sidewalks. The site is located in Council District 4, Planning District 3, and within the boundaries of the Southeast Vision Plan. The amendment site is a portion of a larger 9.35 acre parcel. The site is located in the Urban Development Area.

The applicant proposes a future land use map amendment from Neighborhood Commercial (NC) to Residential-Professional-Institutional (RPI) and a rezoning from Commercial Neighborhood (CN) and Commercial Residential Office (CRO) to Planned Unit Development (PUD) in order to construct townhomes. The companion rezoning encompasses the entire 9.35 acre parcel which is already within the RPI land use category. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2018-255.

The amendment site is vacant. The 9.35 acre parcel abuts Pottsburg Creek and the eastern portion of the amendment and larger PUD parcel contains wetlands and flood zones. The PUD site plan shows the development along the western portion of the property, abutting Parental Home Road, minimally impacting the wetlands.

The area surrounding the site is characterized by predominately residential uses and a few office buildings. Single-family homes are to the east and west of the site. There is an office building directly north of the parcel and there are single-family homes north of the office building along Parental Home Road. Across Bowden Road are townhomes built in 2005 and south of the townhomes are apartments built in 2011. South of Bowden Road behind the apartments and townhomes is the Southpoint Business Park.

See the Dual Map, page 2 and Attachment A, Land Utilization Map for a more detailed picture of existing development patterns for the immediate area. The generalized adjacent land use categories and zoning districts are as follows:

Adjacent Property(s)	Land Use	Zoning District	Current Use(s)
North	RPI	CRO	Office building
South	RPI	CRO	Single family townhomes
East	LDR	RLD-60	Single family homes
West	LDR and NC	RLD-60 and CN	Single family homes and a bakery

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16,

Development Standards for Impact Assessment. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Infrastructure Element

Sanitary Sewer Sub-Element

Policy 1.1.1 JEA shall provide for regional wastewater facilities associated with development within the Urban Area as defined in the Future Land Use and Capital Improvements Element, excluding improvements within the service area of an investor-owned public utility company of regional status.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment has the potential to result in no increase in new daily external trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office.

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

Supplemental Transportation Information

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and

mobility needs for each mode of transportation. The project site is located in Mobility Zone 8 along Parental Home Drive between Dean Road and Bowden Road. Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the Maximum Service Volumes (MSV) from the current FDOT Quality/Level of Service Handbook (2012) for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 8 is 0.59.

Parental Home between Dean Road and Bowden Road is the first functional classified road that would be impacted by the proposed development. Parental Home Drive is a 2-lane divided collector roadway and has a maximum daily capacity of 14,742 vpd. The proposed residential development will not have any significant impact on the existing roadway network. This segment is expected to operate at a V/C ratio of 0.87 with the inclusion of the additional traffic from this land use amendment.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

School Capacity

The 2.54 acre proposed land use map amendment has a maximum potential development of 50 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Type	CSA	2017-18 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats
Elementary	3	8,436	79%	8	79%	1,082
Middle	3	2,313	82%	4	85%	56
High	3	4,619	91%	5	89%	208
Total New Students				17		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 **Adopted Level of Service (LOS) Standards**
 Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development

application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Greenfield ES #222	3	8	592	530	90%	88%
Southside MS #211	3	4	977	842	86%	85%
Englewood HS #90	3	5	1,864	1,856	100%	98%

- Does not include ESE & room exclusions
- Analysis based on maximum 50 dwelling units – L-5283-18C

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Wetlands (See Attachment D)

The applicant submitted a preliminary development plan for 9.35 acres which also shows the wetland boundary of the property. The proposed land use map amendment consists of 2.54 acres of the property. The site shows approximately 0.17 of an acre (0.7%) of the amendment site is wetlands. Further evaluation was done with the use of the City's GIS system and photogrammetric analysis and according to the Florida Land Use Code Classification System (FLUCCS) the wetland is classified as "Scrub-shrub wetland" which is part of a larger wetland system that buffers Pottsburg Creek and also serves as the eastern most property boundary. This wetland is part of a larger riverine wetlands system extending from south and draining to the north. The wetlands are classified as "Category II" type wetlands and are associated with Pottsburg Creek floodplains. These wetlands have an extremely high functional value due to the large water pollution and stormwater attenuation capabilities. Pottsburg Creek drains into Arlington River which then drains into the St. Johns River.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the riverine wetlands as "Surrency loamy fine sand". The Surrency series

consists of nearly level, very poorly drained soils formed in thick sandy and loamy marine sediments. They occur on flood plains and in depressions and have a water table generally at or near the ground surface.

The proposed site plan submitted for the companion Planned Unit Development (PUD) rezoning indicates minimal impacts to the wetlands (0.06 of an acre). Residential uses are permitted in Category II wetlands subject to compliance with Conservation/Coastal Management Element (CCME) Policies 4.1.3 and 4.1.5. Mitigation will be required to offset the effects from wetlands alteration and floodwater displacement. Planning staff has not been provided documentation of a St. Johns River Water Management District Environmental Resource Permit for the proposed development site.

Proposed amendment analysis is in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Conservation Coastal Management Element (CCME):

- Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.
- Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.
- Policy 4.4.1: The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.
- Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands: (a)Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
(b) No net loss Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
i. the habitat of fish, wildlife and threatened or endangered species,
ii. the abundance and diversity of fish, wildlife and threatened or endangered species,
iii. the food sources of fish and wildlife including those which are threatened or endangered,
iv. the water quality of the wetland, and
v. the flood storage and flood conveyance capabilities of the wetland;
and
(c)Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d)Stormwater quality In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii . Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e)Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II , or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f)Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.5

The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and

ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

Objective 7.1

The City shall consider the impact on the St. John's River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.

Flood Zone (See Attachment E)

Approximately 0.31 acres of the subject site is within the 100 year flood zone and 0.26 acres of this area is also within the floodway. This area is associated with Pottsburg Creek and follows the 8 foot elevation on the 2.54 acre subject site. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being

equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE". "AE-Floodway" is the same as "AE" except floodwaters have velocity which can cause increased damage to structures during catastrophic flood events. Moderate flood hazard areas ("X"), are also shown on the map for the property (See Attachment E) as are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. There is approximately 0.10 acres in flood zone "X" on the land use amendment site. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance:

Conservation /Coastal Management Element

Policy 1.4.4 The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Objective 2.7: The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant	Townhomes
Land Use/Zoning	NC/CN	RPI/PUD
Development Standards For Impact Assessment	0.45 FAR	20 DU per acre
Development Potential	49,789 sq. ft.	50 DU
Population Potential	N/A	117
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Plans/Studies		X
Aquatic Preserve		X
Airport Environ Zone	500' Height Restriction	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	X High	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X Discharge
Well Head Protection Zone		X
Boat Facility Siting Zone		X
Brownfield		X
PUBLIC FACILITIES		
Potential Roadway Impact	0 new daily external trips	
Potential Public School Impact	17 new students	
Water Provider	JEA	
Potential Water Impact	Increase of 276.6 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 207.45 gallons per day	
Potential Solid Waste Impact	Increase 8.8 tons per year	
Drainage Basin / Sub-Basin	Arlington River/ Pottsburg Creek	
Recreation and Parks	Drew Park	
Mass Transit	None	
NATURAL FEATURES		
Elevations	20 ft.	
Soils	14- Boulogne fine sand, 0 to 2 percent slopes	
Land Cover	1900 Open Land (urban)	
Flood Zone	Yes AE and AE Floodway	
Wet Lands	Yes	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 25, 2018, the required notices of public hearing signs were posted. Fifty-two (52) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on April 30, 2018 and there were no speakers present.



CONSISTENCY EVALUATION

2030 Comprehensive Plan

Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan:

Future Land Use Element:

- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- Policy 3.1.19** The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.
- 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.

According to the Category Descriptions for the Urban Development Areas of the FLUE, the NC land use category is intended to provide commercial retail and service establishments which

serve the daily needs of nearby residential neighborhoods. NC designations are preferred in locations which are supplied with full urban services; which abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods.

The RPI Future Land Use Category is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category.

The proposed amendment is located within the Southeast Planning District and Urban Development Area with full access to urban services and is contiguous to an established pattern of residential properties surrounding the site. The property is currently vacant and provides an opportunity for infill development. The applicant proposes to increase the opportunity for residential development with medium density residential townhomes which will maintain the character and trend of the area. The proposed land use change maintains a compact and compatible land use pattern satisfying FLUE Policies 1.1.10 and 1.1.22. The proposed amendment encourages use of an underutilized property which has access to centralized services and sustains the viability of the existing residential area satisfying Objective 1.1, Policy 1.2.9, and Objective 6.3 of the FLUE.

The land use categories surrounding the property include Low Density Residential (LDR), Neighborhood Commercial, (NC) and Residential Professional, Institutional (RPI). The development would provide a transition for the existing densities and intensities in the neighborhood. The proposed development of the single-family attached townhomes is located at the intersection of two collector roads with both commercial and residential uses at the intersection. Therefore, the amendment is consistent with Policy 1.1.10, Objective 3.1, Policy 3.1.3, Policy 3.1.6 and Policy 3.1.19 of the FLUE.

The companion rezoning application is a Planned Unit Development allowing for site planning which minimizes impacts to the wetlands and flood zones on the property. The PUD should ensure the neighborhood is protected from potential negative impacts with a scale transition of the proposed structures on the site in order to be consistent with Policy 1.1.12 of the FLUE.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following policy of the Strategic Regional Policy Plan:

Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would increase opportunities for infill development with single-family attached townhomes, providing a wider range of housing opportunities in the northeast Florida region.

Vision Plan Consistency

The site is located within the boundary of the *Southeast Vision Plan*. The land use amendment is consistent with Principle 2.1, which seeks to provide for and promote compatible mixed-use development, infill and redevelopment in stable and declining areas and to create a range of housing opportunities and choices, where appropriate. The proposed amendment along with the companion PUD rezoning, serve to protect the adjacent residential uses by providing graduation of uses and intensities as stated in Sub-Principle 2.2 of the Vision Pan. Therefore, the proposed amendment is consistent with the principles identified in the Vision Plan.

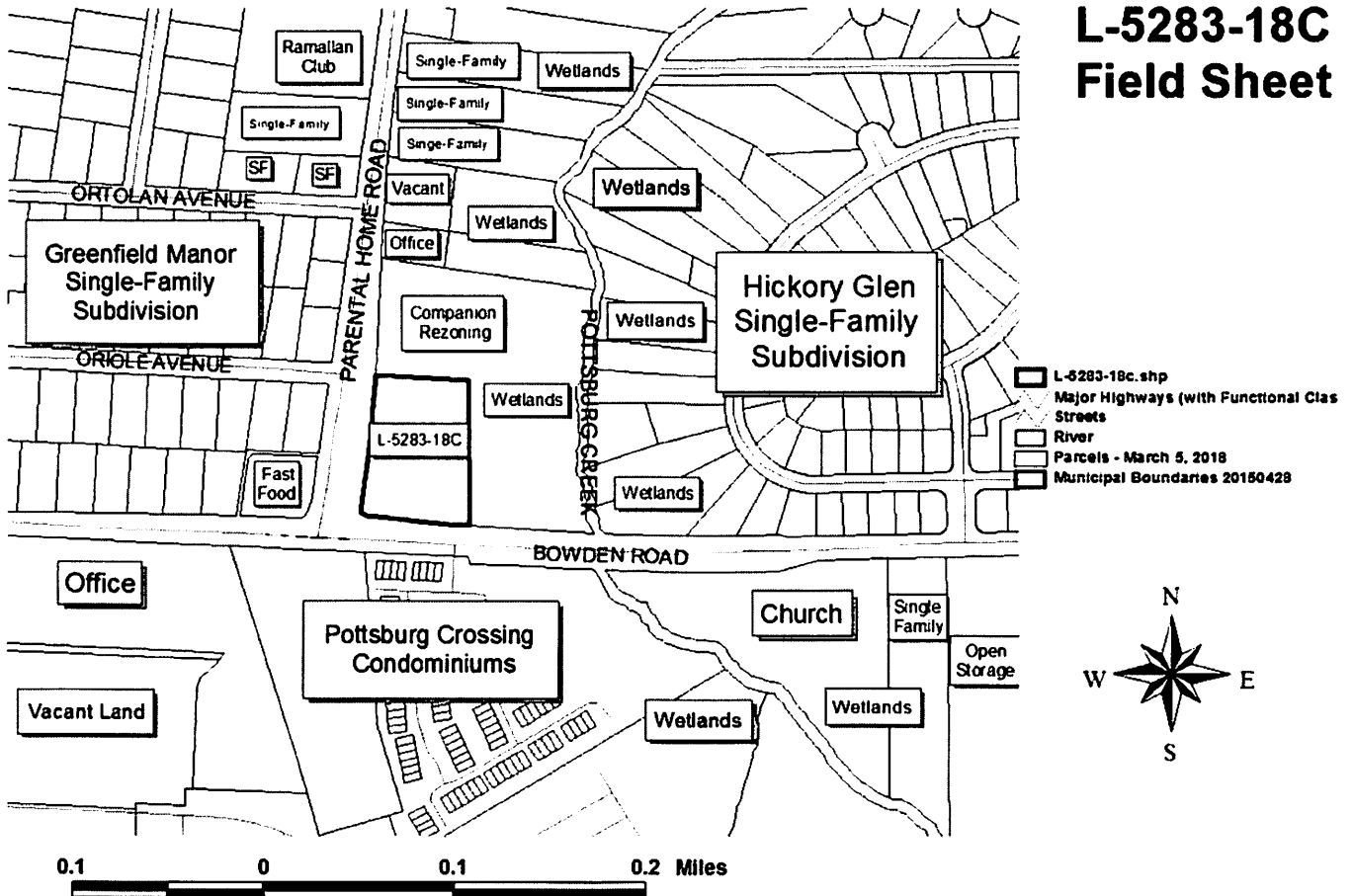
RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan and the Strategic Regional Plan.

ATTACHMENT A

Existing Land Utilization:

L-5283-18C Field Sheet



ATTACHMENT B

Traffic Analysis:

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (10th Edition) to calculate the vehicular trips based on the maximum development potential for existing and proposed land uses. In accordance with development standards for impact assessments established in the Future Land Use Element Policy 1.2.16, the NC land use category development impact assessment standards allows for 0.45 FAR per acre, resulting in a development potential of 49,789 SF of neighborhood commercial space (ITE Land Use Code 814) which could generate 2,086 daily vehicular trips. The proposed the RPI land use category allows for 20 dwelling units per acre resulting in a development potential 50 units (ITE Land Use Code 220), generating 366 new daily vehicular trips. This will result in no net new daily vehicular trips if the land use is amended from NC to RPI, as shown in Table A.

Table A
Trip Generation Estimation

Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Pass-By Trips	Net New Daily Trip Ends
NC	814	49,789 SF	$T = 63.47 (X) / 1000$	3,160	34.00%	2,086
Total Section 1						2,086
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Pass-By Trips	Net New Daily Trip Ends
RPI	220	50 MFDUs	$T = 7.32 (X)$	366	0.00%	366
Total Section 2						366
Net New Daily Trips						0

Source: Trip Generation Manual, 10th Edition, Institute of Engineers

ATTACHMENT B (cont)

Traffic Analysis:

Additional Information:

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 8 along Parental Home Drive between Dean Road and Bowden Road.


Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 8 is **0.59**.

Parental Home between Dean Road and Bowden Road is the first functional classified road that would be impacted by the proposed development. Parental Home Drive is a 2-lane divided collector roadway and has a maximum daily capacity of 14,742 vpd. The proposed residential development will not have any significant impact on the existing roadway network. This segment is expected to operate at a V/C ratio of 0.87 with the inclusion of the additional traffic from this land use amendment.

ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	2/2/18	Date Staff Report is Available to Public:	5-11-18
Land Use Adoption Ordinance #:	2018-254	Planning Commission's LPA Public Hearing:	5-17-18
Rezoning Ordinance #:	2018-255	1st City Council Public Hearing:	5-22-18
JPDD Application #:	L-5283-18C	LUZ Committee's Public Hearing:	6-5-18
Assigned Planner:	Jody McDaniel	2nd City Council Public Hearing:	6-12-18

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information: L MANN MANN-PELLICER 165 ARLINGTON ROAD JACKSONVILLE, FL 32211 Ph: (904) 721-1546 Fax: (904) 721-1582 Email: CHARLIEMANN1@COMCAST.NET	Owner Information: PAYNE ROBERTS 3721 DUPONT STATION CT. S. JACKSONVILLE, FL 32217 Ph: (904) 721-1546 Fax: (904) 721-1546
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DESCRIPTION OF PROPERTY

Acreage: 2.54 Real Estate #(s): 152570 0200 a portion of	General Location: NE QUADRANT OF INTERSECTION OF PARENTAL HOME ROAD AND BOWDEN ROAD
Planning District: 3 Council District: 4 Development Area: URBAN AREA Between Streets/Major Features: BOWDEN ROAD and BARNES ROAD S.	Address: 0 PARENTAL HOME RD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT

Current Land Use Category/Categories and Acreage:
NC 2.54

Requested Land Use Category: RPI **Surrounding Land Use Categories:** RPI

Justification for Land Use Amendment:
TO PERMIT INFILL DEVELOPMENT OF TOWNHOME DEVELOPMENT, PROMOTING SHORTER TRIP LENGTHS AND SUSTAINABLE HOUSING DEVELOPMENT.

UTILITIES

Potable Water: JEA **Sanitary Sewer:** JEA

COMPANION REZONING REQUEST INFORMATION

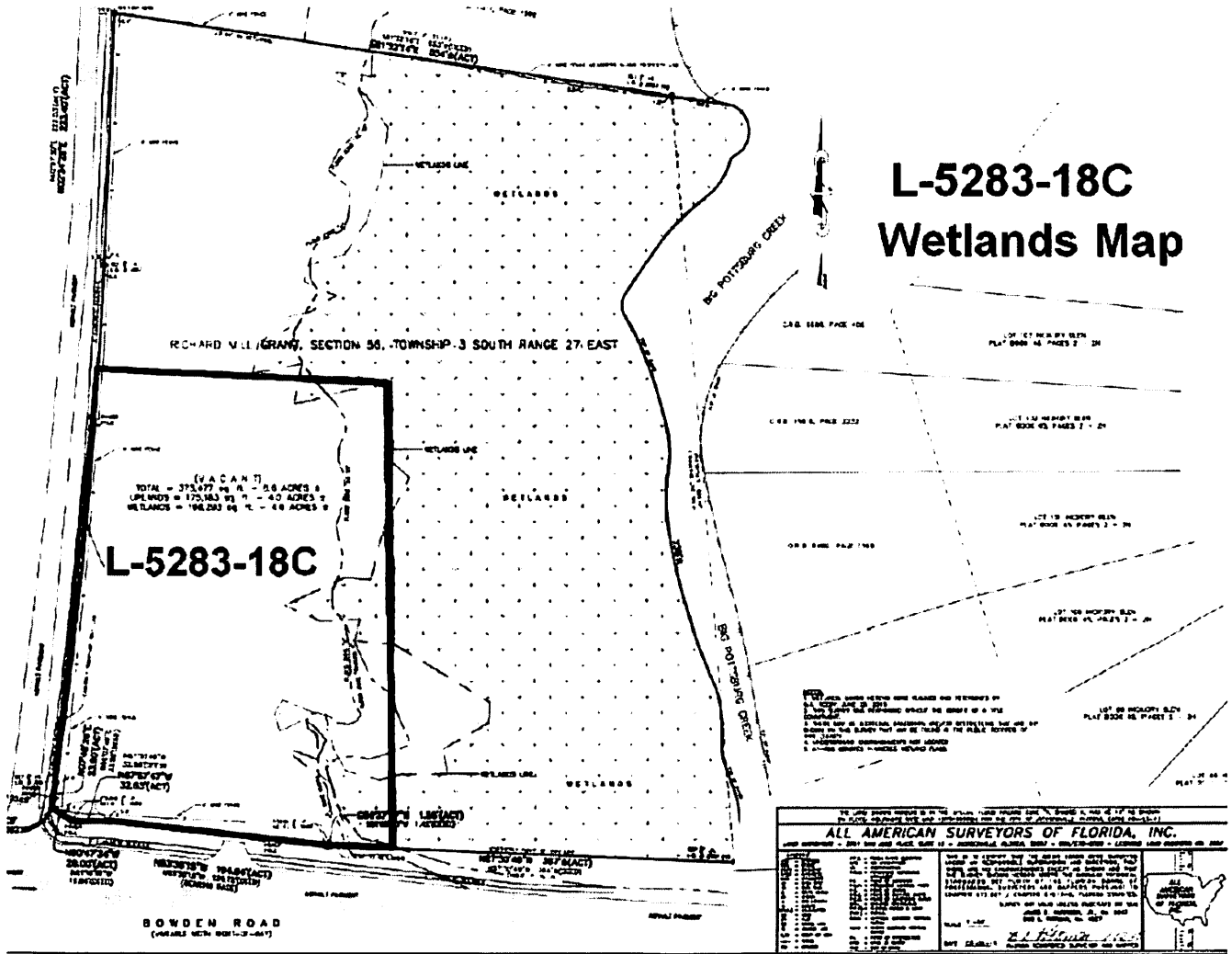
Current Zoning District(s) and Acreage:
CN 9.35

Requested Zoning District: PUD

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>

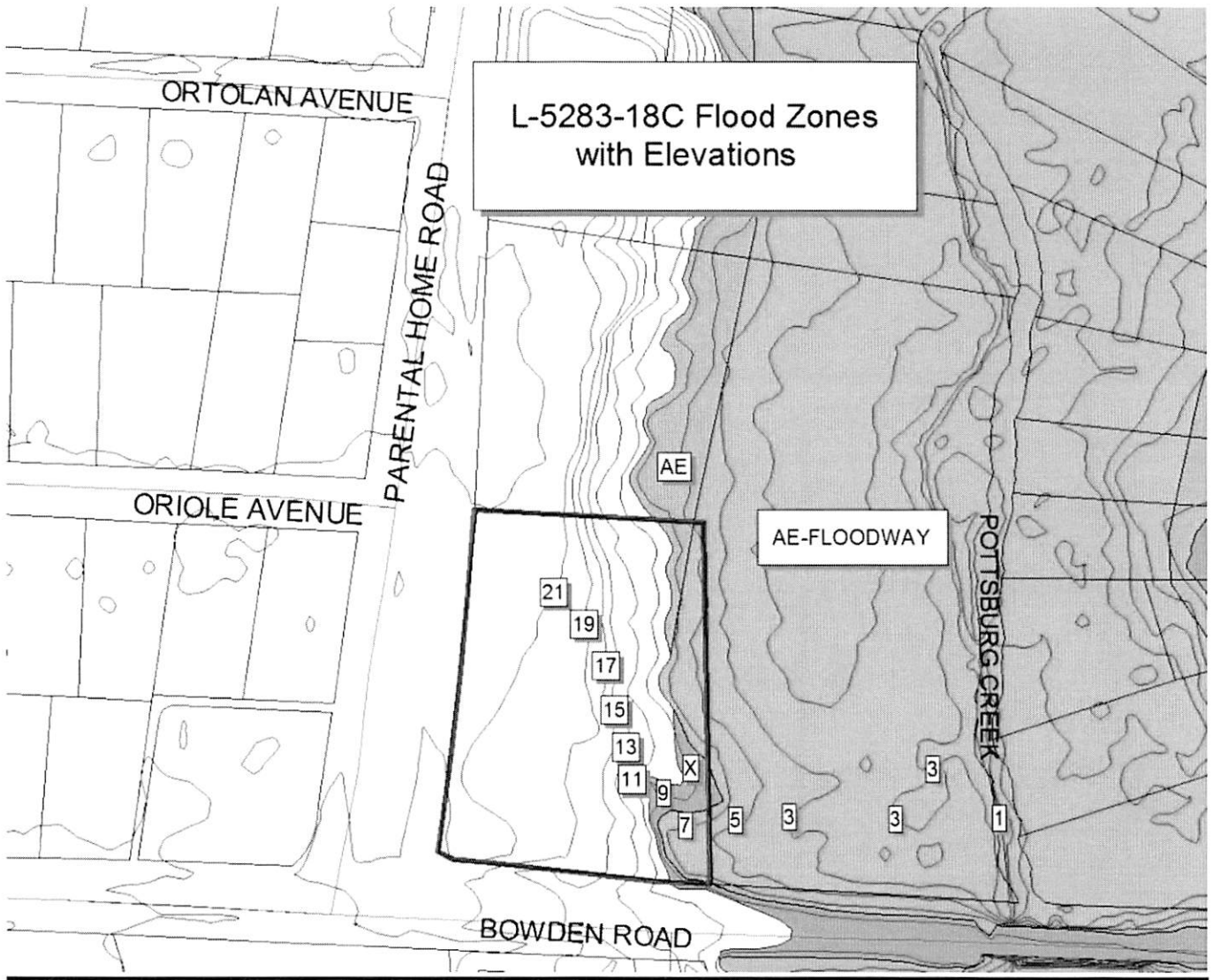
ATTACHMENT D

Wetlands Map:



ATTACHMENT E

Flood Zones:



ATTACHMENT F

Aerial Map:

