

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-643 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 18, 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 **2018-643** to Planned Unit Development.

Location: 1705, 1711, 1717, & 1725 Cassat Avenue; between St Johns Avenue and Cardinal Boulevard

Real Estate Number(s): 068101-0000; 068100-0000;
068099-0000; 068102-0000

Current Zoning District: Commercial Community General-1(CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Greg S. Kupperman
Green & Kupperman Inc.
200 First Street, Suite B
Neptune Beach, Florida 32266

Owner: Enterprise Leasing Company
Elsy Perez
4303 Atlantic Boulevard
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2018-643** seeks to rezone approximately 0.63 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought so that the existing Enterprise truck and car rental can expand their use to the south and bring the existing non-conforming lots into compliance with a PUD Written Description to address landscaping, signage and site design, which is different from current Code requirements. Enterprise is an existing business that has

been operating at the site for about a year without an exception in CCG-1 or application for Certificate of Use, required by Sec. 656.151.

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. According to the Category Descriptions within the FLUE, the CGC future land use category CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Principal uses include but are not limited to: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; and Auto repair and sales. The subject site is located on the eastside of Cassat Avenue (SR111), a minor arterial roadway and will be accessed from Cassat Avenue (SR 111). The permitted and permissible uses included within the written description of the proposed PUD are allowed in the CGC land use category. 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.

(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): 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:

Future Land Use Element:

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 1.2.9

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 3.2

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.

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.

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

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.

Recreation and Open Space Element

Policy 2.2.1

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

Transportation Element:

Policy 2.3.6

The City shall require that access to newly developed and redeveloped parcels, other than parcels zoned for or used for single-family dwellings, with frontage along two or more roadways be limited in order to protect performance of the City's transportation network. Access shall be limited to one per roadway with access from the higher functional class roadway or roadway with the higher average daily traffic being limited to right turn-in/right turn-out only. However, exemptions from this Policy may be granted by the Traffic Engineering Division and the JPDD where factors justify the exemptions. Factors to be taken into consideration for exemptions may include, but are not limited to: parcel size and road frontage; projected trip generation of a development; safety and congestion hazards; potential for delay on adjacent road facilities; environmental degradation; adequate traffic circulation; and/or elimination of existing access points.

(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 Office (CMMSO) prior to development approvals. If the site is only expanding the parking lot for vehicular storage, they will not need to submit any applications with CMMSO.

(3) Allocation of residential land use

Not applicable. This proposed Planned Unit Development intends to utilize lands for commercial use of vehicular storage for rentals.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The particular land uses proposed and the conditions and limitations thereon: Prior to buying the northern portion of the subject properties the lots were a used car dealership. Now Enterprise is expanding their truck and car rental lot to include the lot to the south (1725 Cassat Avenue/RE# 068102-0000). This lot was a Cash Advance/Loan Store with a small, 780 square feet, office space with parking lot in the back. Enterprise proposes to demolish the building and repave the lot to allow for parking of more vehicles.

The use of existing and proposed landscaping: There is virtually no landscaping on site, currently. From property line to property line the lot is comprised of impervious surfaces; office building, detailing station, and asphalt for parking. The proposed written description indicates that there will be a 4feet landscape buffer installed along Cassat Avenue and there will be a maintained 6 feet wood stockade 95% opaque fence with a 5 feet landscaping buffer to visually screen the neighbors to the east.

Traffic and pedestrian circulation patterns: There are existing sidewalks for pedestrian access along Cassat Avenue in the City Right of Way. Vehicular access is currently limited to an ingress/egress point on St Johns Avenue. If approved, the office at, 1725 Cassat Avenue, will be demolished and a new driveway will be installed on Cassat Avenue, giving connectivity to the lots to the north owned by Enterprise and described in this application.

(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 and commercial uses abut and coexist. This portion of Cassat Avenue, from Normandy Boulevard to San Juan Avenue consists of many new and used car lots. From large retailers like Nimnicht Cheverlot to Duval Ford and Ernie Palmer Toyota and small locally owned used auto sales. Commercial activity especially auto storage for retail sale or retail is commonplace along Cassat Avenue and has been the norm for decades. All of these commercial properties abut residential uses, primarily single-family dwellings, with no transitional zoning/land use as a buffer. The proposed use and expansion is in tune with the character of the area as it has been for years.

The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Used Auto Sales
South	CGC	CCG-1	Used Auto Sales
East	LDR	RLD-60	Single Family Dwellings
West	CGC	CCG-2	New/Used Auto Sales (Westside Nissan)

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is an expansion of an existing use; truck/car rental. The PUD is appropriate at this location because it is in keeping with the character of the commercial corridor.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The only permanent structures on the

subject property is a 988 square feet office space, a car detailing station, and a couple of small sheds. The office is located approximately 30 feet from the western property line along Cassat Avenue. The remainder of the lot is primarily asphalt surface parking for the rental vehicles. The proposed expansion will eliminate an old cash advance office to make way for more parking spaces.

The existing residential density and intensity of use of surrounding lands: The proposed development is located in an area where residential and commercial uses abut and coexist. This portion of Cassat Avenue, from Normandy Boulevard to San Juan Avenue consists of many new and used car lots. From large retailers like Nimnicht Cheverlot to Duval Ford and Ernie Palmer Toyota and small locally owned used auto sales. Commercial activity especially auto storage for retail sale or retail is commonplace along Cassat Avenue and has been the norm for decades. All of these commercial properties abut residential uses, primarily single-family dwellings, with no transitional zoning/land use as a buffer. The proposed use and expansion is in tune with the character of the area as it has been for years.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed PUD fronts along Cassat Avenue, a minor arterial roadway and State Road, which provides direct access from Interstate 10 to Blanding Boulevard (SR 21)

(7) Usable open spaces plazas, recreation areas.

Not required. Because this is a commercial development recreation and open-space is not a requirement. A proposed dry pond is located on the southwestern portion of the expansion.

(8) Impact on wetlands

The provided written description states “There are no wetlands on the 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.

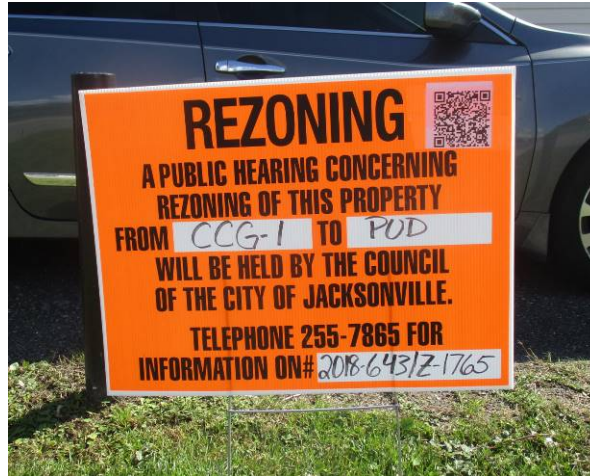
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks are already existing along Cassat Avenue.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 3, 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 2018-643 be **APPROVED with the following exhibits:**

- The original legal description dated May 17, 2018
- The revised written description dated July 31, 2018
- The original site plan dated June 6, 2018



Aerial



Subject Property: existing office (1705 Cassat Avenue)

Source: COJ Planning & Development Department
Date: 10/03/2018



Subject Property along Cassat Avenue

*Source: COJ Planning & Development Department
Date: 10/03/2018*



Auto detailing station on subject property

*Source: COJ Planning & Development Department
Date: 10/03/2018*



Auto storage area on subject property

*Source: COJ Planning & Development Department
Date: 10/03/2018*



Property to the west: Westside Nissan-New/Used auto sales (1726 Cassat Avenue)

*Source: COJ Planning & Development Department
Date: 10/03/2018*



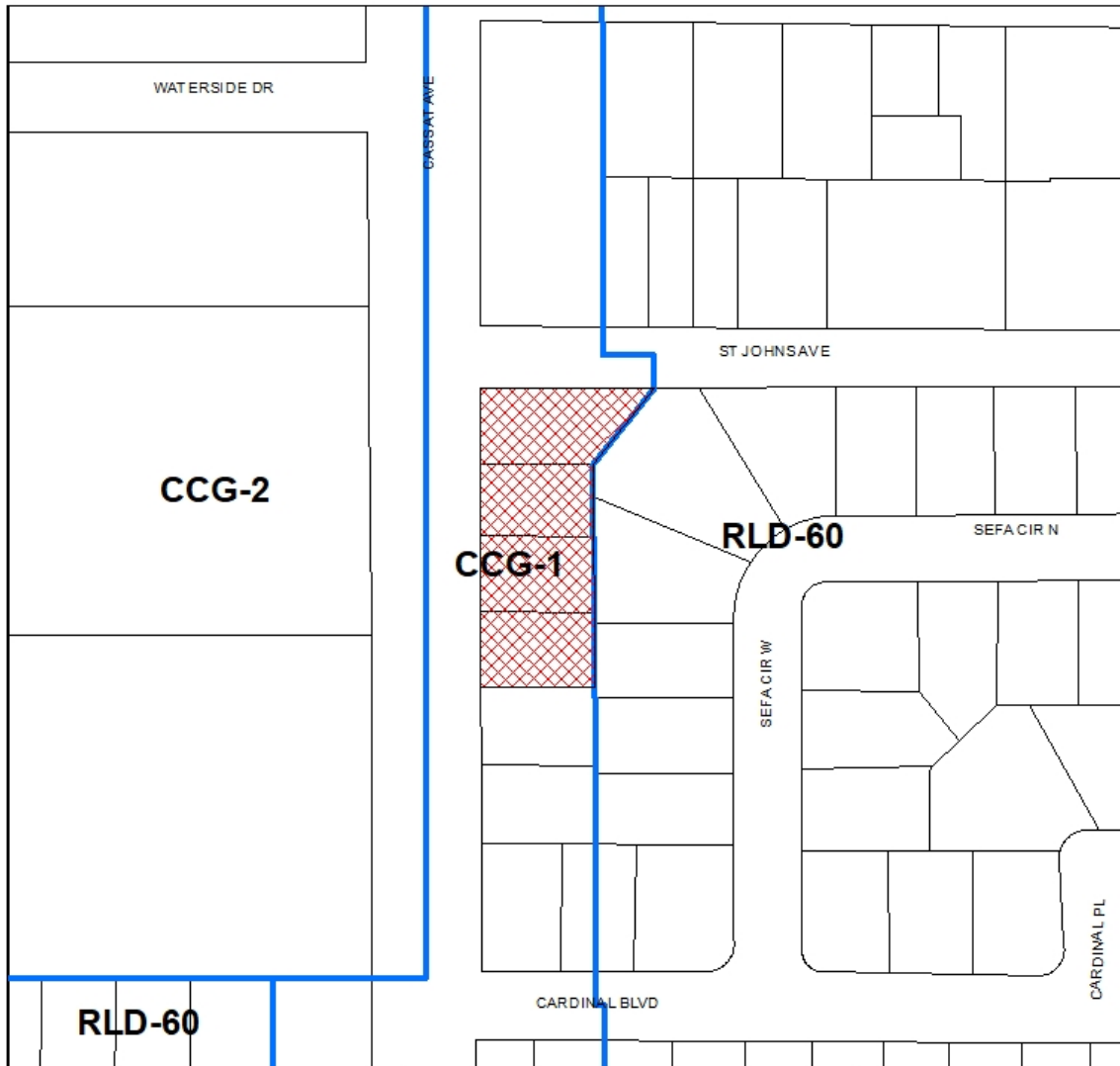
Property to the north: Used auto sales (1665 Cassat Avenue)

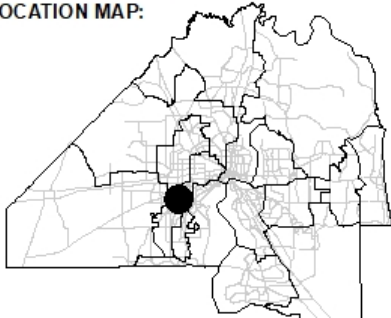
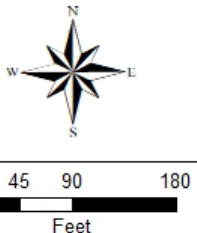
*Source: COJ Planning & Development Department
Date: 10/03/2018*



Properties to the east: Single Family Dwellings (1714 & 1720 Sefa Circle West)

*Source: COJ Planning & Development Department
Date: 10/03/2018*



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 45 90 180 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0643</p>	<p>TRACKING NUMBER</p> <p>T-2018-1765</p>	<p>COUNCIL DISTRICT:</p> <p>14</p> <p>PAGE 1 OF 1</p>