

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-644 TO
PLANNED UNIT DEVELOPMENT

JANUARY 3, 2019

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 **2018-644** to Planned Unit Development.

Location: 6761 Atlantic Boulevard between Ameria Avenue
and Johnston Avenue

Real Estate Number(s): 136889-0000, 136885-0000

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Eric Almond, PE
Almond Engineering, P.A.
6277 Dupont Station Court East, Unit 1
Jacksonville, Florida 32217

Owner: Episcopal School of Jacksonville, Inc.
4455 Atlantic Boulevard
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2018-644** seeks to rezone approximately 39.28 acres of land from CRO to PUD. The rezoning to PUD is being sought so that the property can have signs which are larger than allowed in the CRO Zoning District. Schools are a permitted use in the CRO Zoning District.

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 Residential Professional Institutional (RPI) 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. The subject site is approximately 39.28 acres and is located on the north side of Atlantic Boulevard, bordering the east bank of Pottsburg Creek. According to the Category Description of the Future Land Use Element (FLUE), the RPI land use category within the Urban Development Area is intended to provide compact medium density development. Principal uses within the RPI land use category include multi-family dwellings; business and professional offices; large scale institutional uses, which require supporting residential and office components; and commercial retail sales and service establishments limited to 50 percent of the site area, among other similar uses. 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.

(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): Residential Professional Institutional (RPI). 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 1.1.12 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 1.1.22 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.

FLUE 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 3.2 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. Policies 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.

Approximately 6.2 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. A review of the proposed site indicates that no development will occur in the CHHA. The PUD complies with the following Goals, objectives and Policies.

CCME Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

CCME Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the

clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. The PUD is not proposing any development in the wetland areas. The PUD is consistent with the following goals, objectives and policies.

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.

CCME Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Approximately 9 acres of the subject site is located within the AE flood zone and approximately 2 acres is within the 0.2% Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory, and the 0.2% Annual Chance Flood Hazard area is an area within the 500-year floodplain and outside of the SFHA; flood insurance is not mandatory within these flood zones.

The 0.2% Annual Chance Flood Hazard area is deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. The PUD is not proposing any new development in the floodplain areas. Currently the rowing dock and boardwalk is located the floodplain. The boathouse is outside the floodplain. The PUD is consistent with the following goals, objectives and policies.

CCME 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.

The subject site is located within an early neighborhood action plan, the Woodland Acres Neighborhood Plan, which was adopted in 1979 via Ordinance 1979-0129. Because the sole purpose of the proposed rezoning is to provide for a customized signage plan for the existing school and because the Woodland Acres Neighborhood Plan has not been updated since its adoption in 1979, the proposed PUD rezoning has no meaningful relationship with the neighborhood action plan.

(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 and recreational 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 streetscape: According to the drawings submitted in the application, the streetscape will have a brick wall at the entrance with signage.

The particular land uses proposed and the conditions and limitations thereon: The current tennis courts, rowing facility and athletic fields will be complementary to the proposed recreational and institutional uses.

(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 with single family, churches, offices and commercial uses along the Atlantic Boulevard corridor. Institutional recreational development at this location complements the existing various residential, office and commercial 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	LDR	RLD-60	Pottsburg Creek / Arlington River
South	RPI	CRO	Bank, business and medical offices
East	LDR	RLD-60	Church, single family dwellings
West	LDR	CRO	Single family dwellings

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 PUD written description is requesting larger signs that is typically allowed in the CRO Zoning District. Specifically, the request is for the following:

Entry Signage – Two (2) 4 ft. x 8 ft.-6 in. cast stone panel on seven (7) ft. high brick wall.

Tennis Signage – One (1) 1 ft.-9 in. x 13 ft.-8 in. cast stone panel on 3 ft.-3 in. brick wall.

Wayfinding Signage – Four (4), 3 ft. high x 4 ft.-6 in. wide x 10 ft.-10 in. high pole signs at the entrances.

A sign waiver cannot be used to achieve the requested signage. The staff has no objection to the signage with the exception to Signs #2 and #3. The main entrance is requesting a 9.5 square foot Episcopal School seal on both sides of the entrance road and two 8.75 square foot wayfinding signs that say “Knight Campus” and “Episcopal School” The staff has determined the number of signs at the entrance will add clutter and distract visitors rather than assist them. **Staff recommends Signs #2 and #3 be deleted.**

The City Traffic Engineer has recommended traffic control signs meet the Manual on Uniform Traffic Control Devices (MUTCD).

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as an institutional and recreational use development. The PUD is appropriate at this location because it will provide low impact recreational facilities to the Episcopal School on property with the CHHA, and flood zones.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The FDOT has indicated that Atlantic Boulevard (SR10) has sufficient capacity and does not identify any potential adverse impacts from the rezoning.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of City data indicates the potential existence of approximately 3.5 acres of Category I wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways. 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

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

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 **2018-644** be **APPROVED with the following exhibits:**

1. The original legal description dated May 22, 2018.
2. The revised written description dated November 30, 2018.
3. The original site plan dated September 6, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-644** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Wayfinding Signs #2 and #3 shall be deleted.
2. All signs shall meet the 10 foot setback and 25 foot sight triangle at all entrances.
3. All traffic control signs shall meet MUTCD standards, including mounting type, height, distance from road and reflectivity.
4. 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.



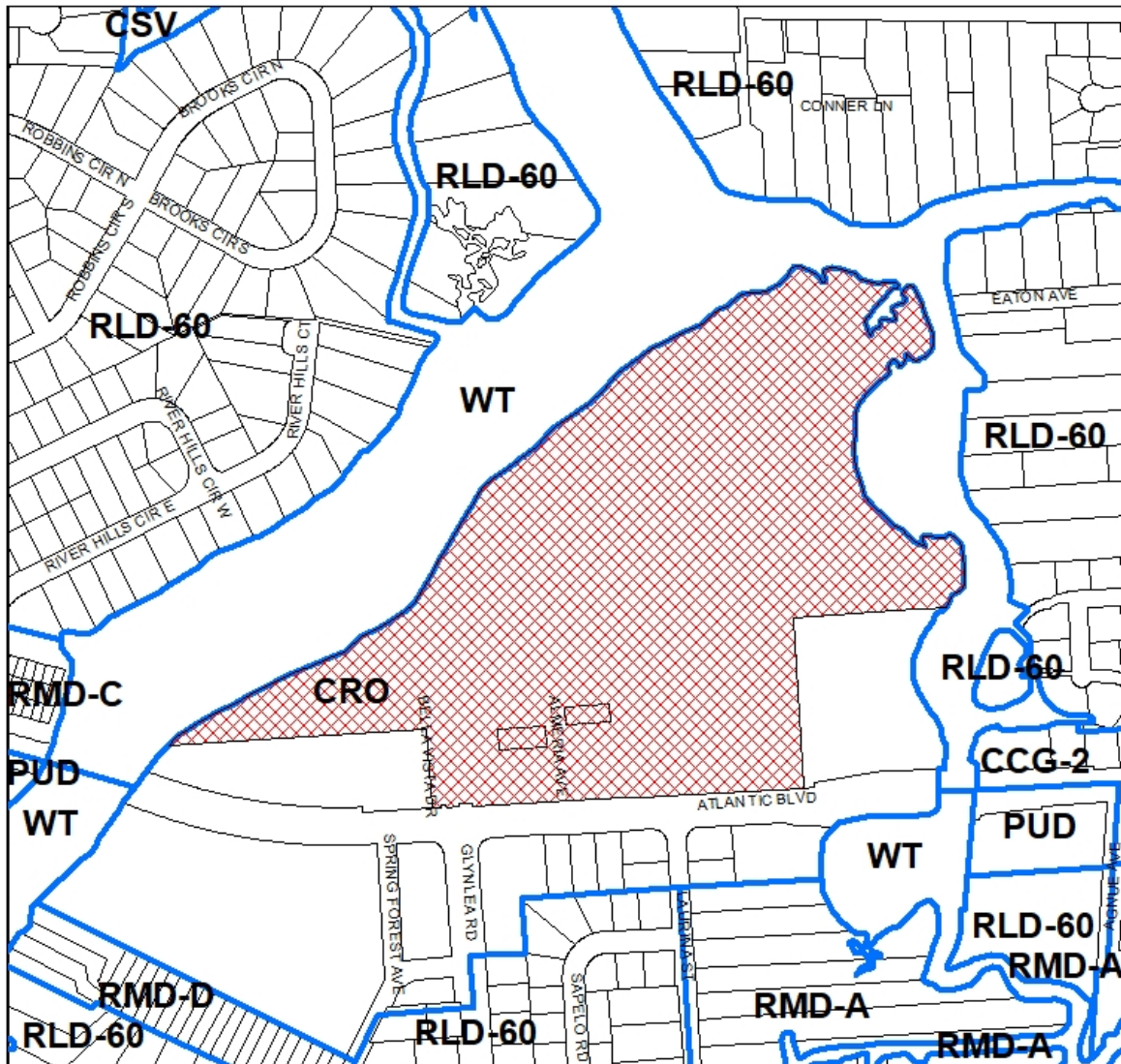
Tennis court entrance

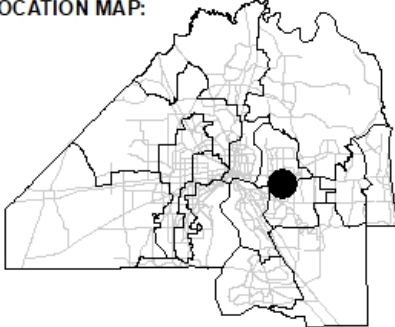
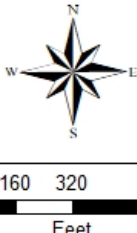


Rowing entrance



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0644</p>	<p>TRACKING NUMBER</p> <p>T-2018-1833</p>	<p>COUNCIL DISTRICT:</p> <p>1</p> <p>PAGE 1 OF 1</p>