

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0669 TO

PLANNED UNIT DEVELOPMENT

APRIL 4, 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 **2018-0669** to Planned Unit Development.

Location: 8016 and 8036 Hogan Road.
Between Parental Home Road and Elaina Road.

Real Estate Number(s): 137008-0000; 137008-0010

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Community/General Commercial (CGC)

Planning District: Southeast, District 3

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

Owner: Richard Schuster
RCW Properties, LLC
PO Box 19065
Jacksonville, Florida. 32245

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2018-0669** seeks to rezone approximately 1.28 acres of land from CRO to PUD. The proposed rezoning to PUD is being sought in order to increase the landscape buffers along the eastern and southern property boundaries, while also

limiting the daily business hours of the subject site to have as minimal of an impact to the neighboring residential properties as possible. The proposed PUD will also bring additional commercial uses to the property than what are currently allowed in the CRO zoning district on the property.

There is a companion Land Use Amendment (**Ordinance 2019-0010**) that seeks to change the Land Use from Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC). The Planning and Development Department has recommend **approval** for the Land Use Amendment.

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 request is to change the zoning from CRO to PUD and per the written description to limit unwanted uses and provide more than the required minimum landscape buffers along the southern and eastern property boundaries. The proposed development is a single commercial building.

The proposed PUD site is located in the Urban Development Area. 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. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. Principal uses include commercial retail sales and service establishments; restaurants; hotels and motels; offices; financial institutions; multi-family dwellings; commercial recreational and entertainment facilities; and auto repair and sales among other uses.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The proposed rezoning does meet or further the goals, objectives and policies of the 2030 Comprehensive Plan.

The following are policies of the 2030 Comprehensive Plan that were identified as consistent with the proposed PUD:

Policy 1.1.2- Promote the use of Planned Unit Developments, 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.

The proposed project does create an innovative site plan and design by providing more than the standard landscape buffers, as well as orienting the building and storm water pond in a way that allows for the safe entry and exit points along Hogan Road.

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.

The proposed project will allow development on a currently vacant parcel of land. The surrounding area is currently developed with a mix of residential and commercial uses. The corner of Hogan Road and Parental Home Road has the proper infrastructure, utilities, and public facility per **Objective 6.3**.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

No. The applicant proposes a future land use map amendment from Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC) and a rezoning from Commercial Residential Office (CRO) to Planned Unit Development (PUD) in order to allow for the development of commercial business units.

(4) Consistency with the 2030 Comprehensive Plan

The proposed rezoning and uses are consistent with the 2030 Comprehensive Plan based on the aforementioned information.

(5) 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. The City Development Number is 9621.0

The Agent/Applicant has applied for Concurrency & Mobility with the Concurrency & Mobility Management System Office (CMMSO).

(6) Allocation of commercial land use

This proposed Planned Unit Development intends to utilize the 1.28 parcel of land for a single commercial building comprised of five (5) total units. 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.

(7) Internal Compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The subject site will provide approximately .57 acres of open space or pond.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. The written description also provides some additional Landscape Regulations: the 8 proposed parking spaces located in the front of the units shall not have terminal landscape islands, and the required landscaping on these island will be moved to another location on the property; A 20 foot landscape buffer shall be required on the property's southern boundary, and a 10 foot landscape buffer shall be required along the eastern property boundary.

The treatment of pedestrian ways: The proposed development will provide access using existing sidewalks along Hogan Road and Parental Home Road, along with ADA accessible pathways throughout the site.

Traffic and pedestrian circulation patterns: The proposed traffic circulation system on the site plan shows one full access driveway on both Parental Home Road and Hogan Road. The Traffic Engineering Department has reviewed the most recent site plan (Dated 2/1/19) and had no objection to the traffic circulation patterns provided.

(8) 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 proposed commercial structure is located in a mixed commercial and residential area located just south of Beach Boulevard (SR 212). The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI/CGC	CRO/CCG-2	Church

East	RPI	RMD-B	Single Family Dwelling
South	RPI	CRO	Single-Family Dwelling
West	CGC	CCG-2	Shopping Center/Gas Station

(9) Intensity of Development

The proposed development is consistent with the proposed CGC Land Use Category and will be 100% commercial in terms of uses.

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: There are two Single Family Dwellings adjacent to the property. The proposed increase in landscape requirements will ensure that all activities involved with the project will have minimal impacts on the surrounding properties.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for utilities.

(10) Usable open spaces plazas, recreation areas.

The project will be developed with .57 acres of open space which includes the retention pond located in the front of the structure and landscape area on the proposed site plan.

(11) 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. However, the written description states “Wetlands will be permitted according to local, state and federal requirements.”

(12) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(13) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code, excluding the terminal islands as mentioned in the written descriptions landscaping regulations.

(14) 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 26, 2018**, the required Notice of Public Hearing signs were posted.

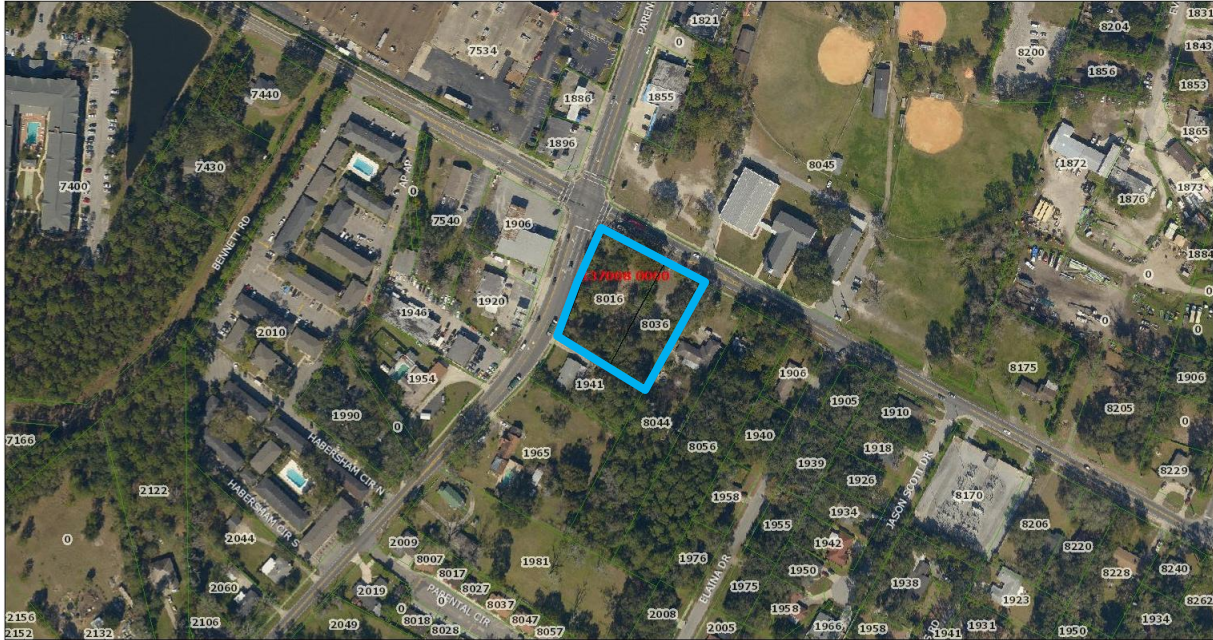


*Source: Planning and Development Department
Date: October 26, 2018*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0669** be **APPROVED with the following exhibits:**

- The original legal description dated September 12, 2018
- The revised written description dated March 27, 2019
- The revised site plan dated February 1, 2019



*Aerial View
Source: JaxGIS
Date: October 15 2018*



*View of the Subject Property from Hogan Road.
Source: Planning and Development Department
Date: October 26, 2018*



View of the Subject Property looking towards the intersection of Hogan Road and Parental Home Road from Hogan Road.

*Source: Planning and Development Department
Date: October 26, 2018*



View of the Subject property on the right looking towards the intersection from Parental Home Road.

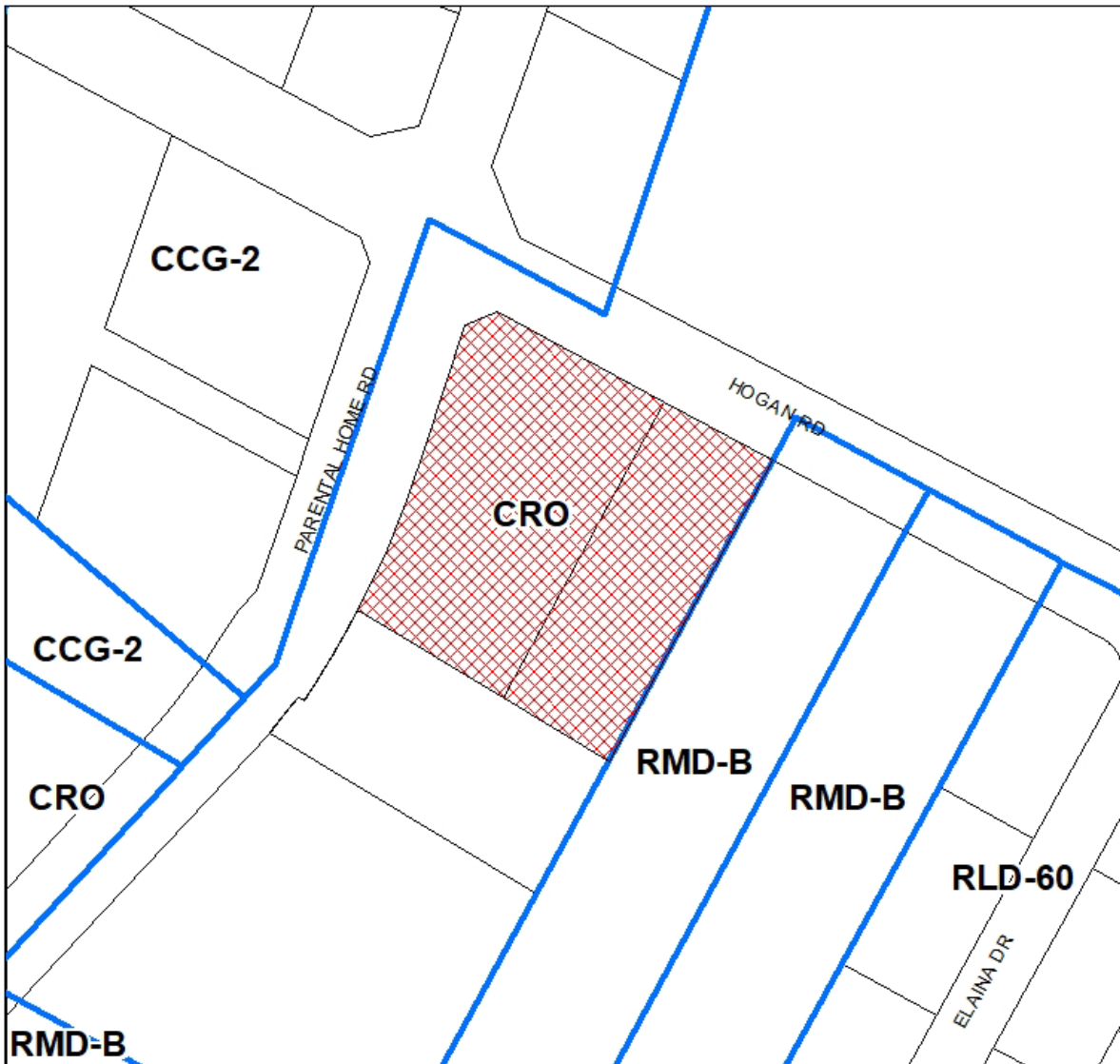
*Source: Planning and Development Department
Date: October 26, 2018*

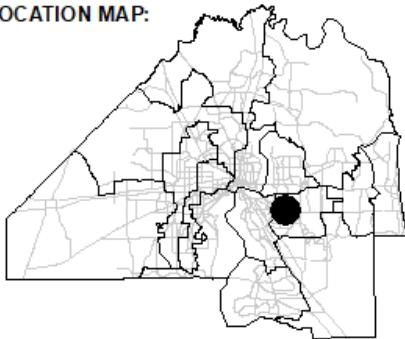
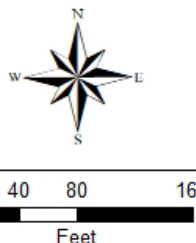


*View of the neighboring property on Hogan Road from the Subject Property.
Source: Planning and Development Department
Date: October 26, 2018*



*View of the neighboring property on Parental Home Road from the subject property.
Source: Planning and Development Department
Date: October 26, 2018*



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0669</p>	<p>TRACKING NUMBER</p> <p>T-2018-1926</p>	<p>COUNCIL DISTRICT:</p> <p>4</p> <p>PAGE 1 OF 1</p>

Date: October 15 2018