

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-159 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 2019-159 to Planned Unit Development.

***Location:*** 10859 Philips Highway (US 1) between  
Timberwood Drive and Fortune Parkway

***Real Estate Number(s):*** 156610-0100, 156611-0000, 156612-0000,  
156613-0000, 156600-0100, 156637-0000,  
156688-0300, 156600-0000

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)  
Commercial Community General-2 (CCG-2)  
Industrial Light (IL)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)  
Community General Commercial (CGC)  
Light Industrial (LI)

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

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Mark Shelton, AICP  
Kimley-Horn and Associates, Inc.  
1240 Gran Bay Parkway, Suite 2350  
Jacksonville, Florida 32258

***Owner:*** Avenues Motors, Ltd.  
10859 Philips Highway (US 1)  
Jacksonville, Florida 32256

***Staff Recommendation:*** **APPROVE**

## **GENERAL INFORMATION**

Application for Planned Unit Development 2019-159 seeks to rezone approximately 20.63 acres of land from RR-Acre, CCG-2 and IL to PUD. The rezoning to PUD is being sought to allow the existing automobile dealership to expand and consolidate several functions under one building. The permitted uses include the retail sale of new and used automobiles, service garage for minor or major repairs, auto laundry/detailing and automobile storage.

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.

### ***(A) 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 LDR, CGC and LI functional land use categories 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5358-19C (Ordinance 2019-158) that seeks to amend the portion of the site that is within the LDR land use category to CGC.

The Community General Commercial (CGC) in the Suburban Area is a category primarily intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher, and which are located in areas with an existing mix or non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. The subject site is located interior to an existing auto dealership. The proposed amendment would expand the commercial land use designation to encompass this area which is presently being used as a parking lot for the dealership, and it would also bring the site into compliance. The proposed land use amendment will meet the preferred locational criteria for the CGC land use category as outlined in the FLUE. 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. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5358-19C be approved.

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

Yes. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

Policy 1.1.2 As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this 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 1.1.22 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.

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.

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.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through

traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

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.

***(C) 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): LDR, CGC and LI. There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5358-19C (Ordinance 2019-158) that seeks to amend the portion of land that is within the LDR land use category to CGC. The Planning and Development Department finds that the proposed PUD is in/consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(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 a commercial 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The proposed streetscape will not change and be substantially similar to other businesses along Philips Highway (US 1).
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Not applicable.
- The use of existing and proposed landscaping: The proposed development will comply with Part 12 Landscaping Regulations of the Zoning Code.
- The treatment of pedestrian ways: The proposed development will provide a sidewalk along Philips Highway (US 1) and a pedestrian walk to the building entrance.
- Focal points and vistas: Not applicable.
- The use of topography, physical environment and other natural features: Not applicable.
- Traffic and pedestrian circulation patterns: There will be two points of access on Philips Highway (US 1) and adequate room for customers and employees to maneuver on the site.
- The use and variety of building setback lines, separations, and buffering: The written description indicates that development standards similar to CCG-1 will be used.
- The use and variety of building groupings: There are currently five buildings on the site, however the site plan shows these being consolidated into two buildings.
- The use and variety of building sizes and architectural styles: Not applicable.
- The use and variety of materials: Not applicable.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows drive aisles and terminal islands to buffer the public and private vehicle use areas.
- The variety and design of dwelling types: Not applicable.
- The particular land uses proposed and the conditions and limitations thereon: The PUD contains a provision for a 25 foot building setback where adjacent to single family. Vehicle parking or retention are permitted in the 25 foot setback.

- The form of ownership proposed for various uses: Not applicable.
- Compatible relationship between land uses in a mixed use project: Not applicable.

***(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The surrounding parcels contain single family dwellings which provide compatibility with the adjacent properties.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

| <b>Adjacent Property</b> | <b>Land Use Category</b> | <b>Zoning District</b> | <b>Current Use</b>                  |
|--------------------------|--------------------------|------------------------|-------------------------------------|
| <b>North</b>             | LDR                      | RR-Acre                | Single family dwelling, undeveloped |
| <b>South</b>             | CGC                      | CCG-2                  | Auto dealerships                    |
| <b>East</b>              | LDR                      | RR-Acre                | Single family dwelling, undeveloped |
|                          | MDR                      | RMD-MH                 | Mobile homes                        |
| <b>West</b>              | LI                       | IL                     | Truck storage, veterinarians        |

***(6) Intensity of Development***

If the land use amendment is approved, the proposed development consistent with the CGC functional land use category which will allow expansion of the existing automobile dealership. The PUD is appropriate at this location due to similar uses along Philips Highway (US 1).

- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer are available to the site.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has direct access to Philips Highway (US 1) and is approximately ½ mile to the I-295 intersection. The Transportation Planning Division indicates the development is subject to Mobility Fee Review. Phillips Highway (US 1) is subject to FDOT access management guidelines and any plans are subject to the review and approval of FDOT.

***(7) Usable open spaces plazas, recreation areas.***

The commercial project is not required to provide open space and recreation area.

***(8) Impact on wetlands***

A review of the wetland map did not identify any wetlands on the parcel.

***(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 March 22, 2019, 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 **2019-159** be **APPROVED with the following exhibits:**

1. The original legal description dated January 16, 2019.
2. The original written description dated February 6, 2019.
3. The original site plan dated February 6, 2019.



View of subject site.





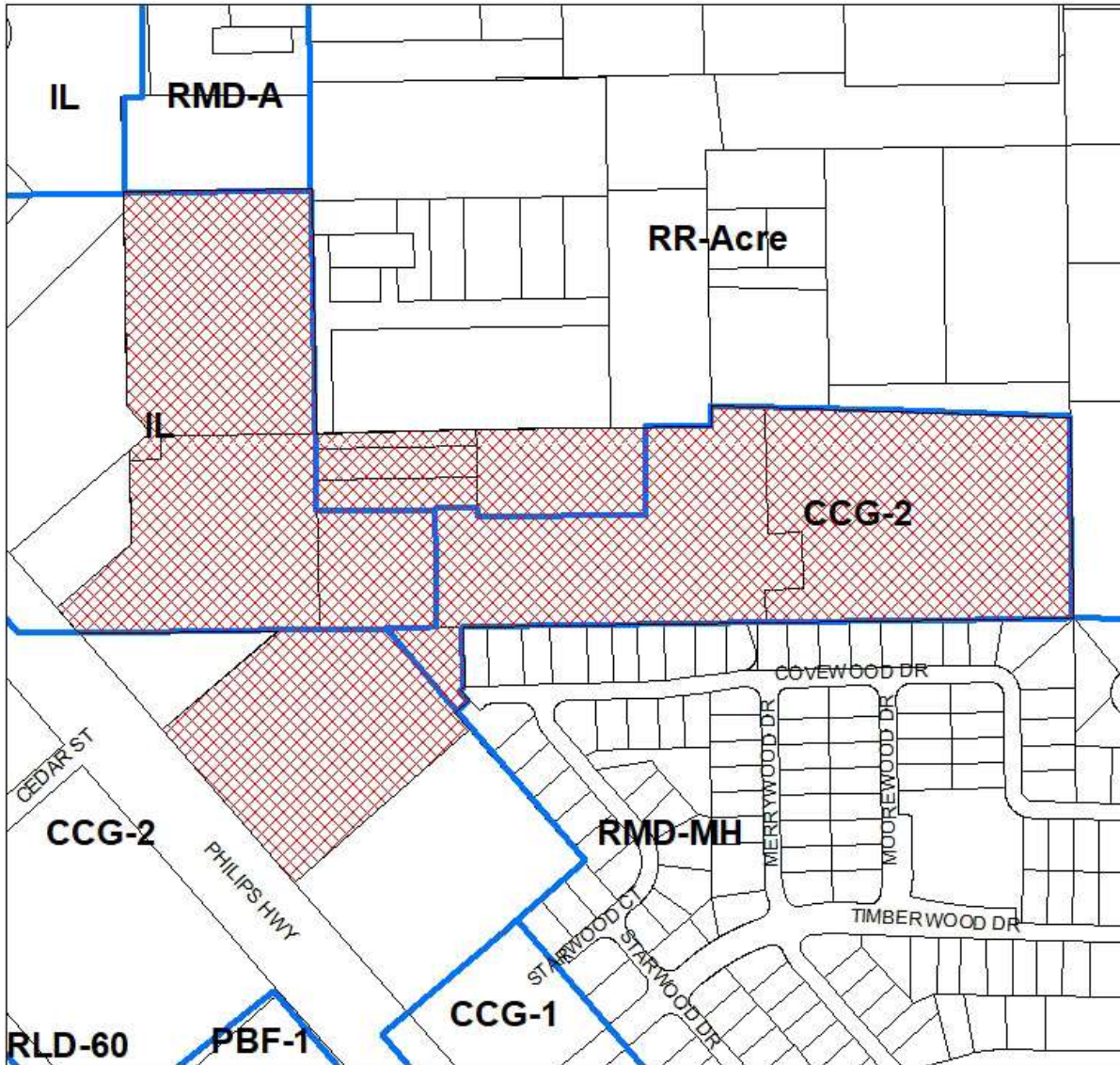
View of subject site.

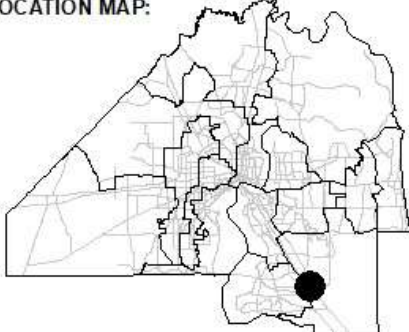
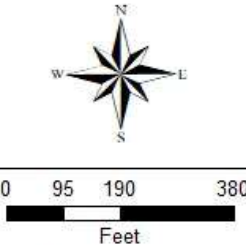




Aerial view of subject property





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|---|---|--|
| <p>REQUEST SOUGHT:</p> <p>FROM: IL, RR-ACRE, CCG-2</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p>  |  <p>COUNCIL DISTRICT:</p> <p>11</p> |
| <p>ORDINANCE NUMBER</p> <p>ORD-2019-0159</p>                          | <p>TRACKING NUMBER</p> <p>T-2019-2193</p>   | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>  |