

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-234 TO
PLANNED UNIT DEVELOPMENT

MAY 9, 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 2019-234 to Planned Unit Development.

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| <i>Location:</i> | 2731 Park Street between Kings Street and James Street |
| <i>Real Estate Number(s):</i> | 065265-0000 |
| <i>Current Zoning District(s):</i> | Commercial Residential Office (CRO) Commercial Community General-1 (CCG-1) |
| <i>Proposed Zoning District:</i> | Planned Unit Development (PUD) |
| <i>Current Land Use Category:</i> | Residential Professional Institutional (RPI) Community General Commercial (CGC) |
| <i>Planning District:</i> | Northwest, District 5 |
| <i>Applicant/Agent:</i> | L. Charles Mann 165 Arlington Road Jacksonville, Florida 32211 |
| <i>Owner:</i> | Paragon WCS, Inc. 2731 Park Street Jacksonville, Florida 32205 |
| <i>Staff Recommendation:</i> | APPROVE |

GENERAL INFORMATION

Application for Planned Unit Development 2019-234 seeks to rezone approximately 1.22 acres from CRO and CCG-1 to PUD. The rezoning to PUD is being sought expand the existing medical building with a 3,906 square feet addition. The existing surgery facility is 11,398 square feet in area.

The site is within the Commercial and Residential Character Areas of the Riverside Avondale Zoning Overlay. The existing building, proposed addition and parking are in the Commercial Character Area. Eleven parking spaces are located in the Residential Character Area. The property is also within the Riverside Avondale St. Johns Quarter Historic 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.

(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 Residential Professional Institutional (RPI) and 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. 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.

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

Yes/No. 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 1.1.12

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.

The proposed expansion will restrict the building to its existing size plus the expansion. This will ensure compatibility with the neighborhood and require any further expansion to have another public hearing.

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 3.2.2

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.

(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:

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:

(a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

The PUD is proposing relaxation of parking restriction in front yard, knee wall requirement, and building form requirements. Since the building and parking area are existing and the size of the addition is small relative to the overall site, the Department feels the intended plan of development will be consistent with the intent of the Overlay.

(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;

No. The PUD is proposing an approximately 3,906 square foot addition to the existing building, which was constructed in 1992. The addition will be 55 feet from Lydia Street, reducing any impact to the historic streetscape of the area.

(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and

The intended plan of development may result in the removal of a few trees on the property. However, there are several large trees that have been preserved on the 1.2 acre site.

(d) Whether the rezoning would have a negative affect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.

The proposed expansion will not have a negative affect on any contributing structures in the 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): Residential Professional Institutional (RPI) and Community General Commercial (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 medical surgery center with a 3,906 square foot addition. No residential units are proposed and the 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: There is no change to the existing streetscape of the site. The addition is set 55 feet back from the Lydia Street right of way. The existing street trees along Lydia Street and Park Street will remain.

- The use of existing and proposed landscaping: As mentioned above the existing street trees along Lydia and Park Streets will remain. There are no proposed changes to the several large trees in the parking area.
- The treatment of pedestrian ways: There is an existing walk from Park Street to the building.
- Traffic and pedestrian circulation patterns: There are two points of access, one on Lydia Street and one on Park Street. This will allow visitors the most efficient way to or from the site.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing using the existing setbacks of the building.
- The use and variety of building sizes and architectural styles: The existing one story building has a modern design. It is expected the addition will have a similar style.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site has an existing parking area that meets the landscape requirements of Part 12 of the Zoning Code and The Riverside Avondale Zoning Overlay.

(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 PUD is not proposing any changes along the perimeter of the site. The only change is for the 3,906 square foot addition.
- The type, number and location of surrounding external uses: There are commercial uses to the east south and west of the site. There are single family dwellings to the northwest and north. The PUD will maintain a 10 foot wide buffer adjacent to the single family dwelling.
- 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 | CGC MDR | CO / CCG-1 RMD-B | Bank Single family dwelling |
| South | CGC | CCG-1 | Various commercial, service establishments |
| East | CGC | CCG-2 | Walgreen Pharmacy |
| West | CGC MDR | CCG-1 RMD-A | Restaurant Single family dwelling |

- 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 only change to the site is the 3,906 square foot addition and paving the existing gravel parking area. The existing trees are to remain.

(6) Intensity of Development

The proposed development is consistent with the RPI and CGC functional land use categories as a medical surgery center. The existing use is in close proximity to St. Vincent's Medical Center and other medical offices and clinics.

- The existing residential density and intensity of use of surrounding lands: The site is 150 feet from King Street, which is a commercial corridor in the Riverside area. Farther west the area transitions to single family residential dwellings. The existing building acts as a transition from the intense commercial uses on King Street to the residential uses.
- The availability and location of utility services and public facilities and services:
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(8) Impact on wetlands

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 is developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There are existing sidewalks along the Lydia and Park Street frontages. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

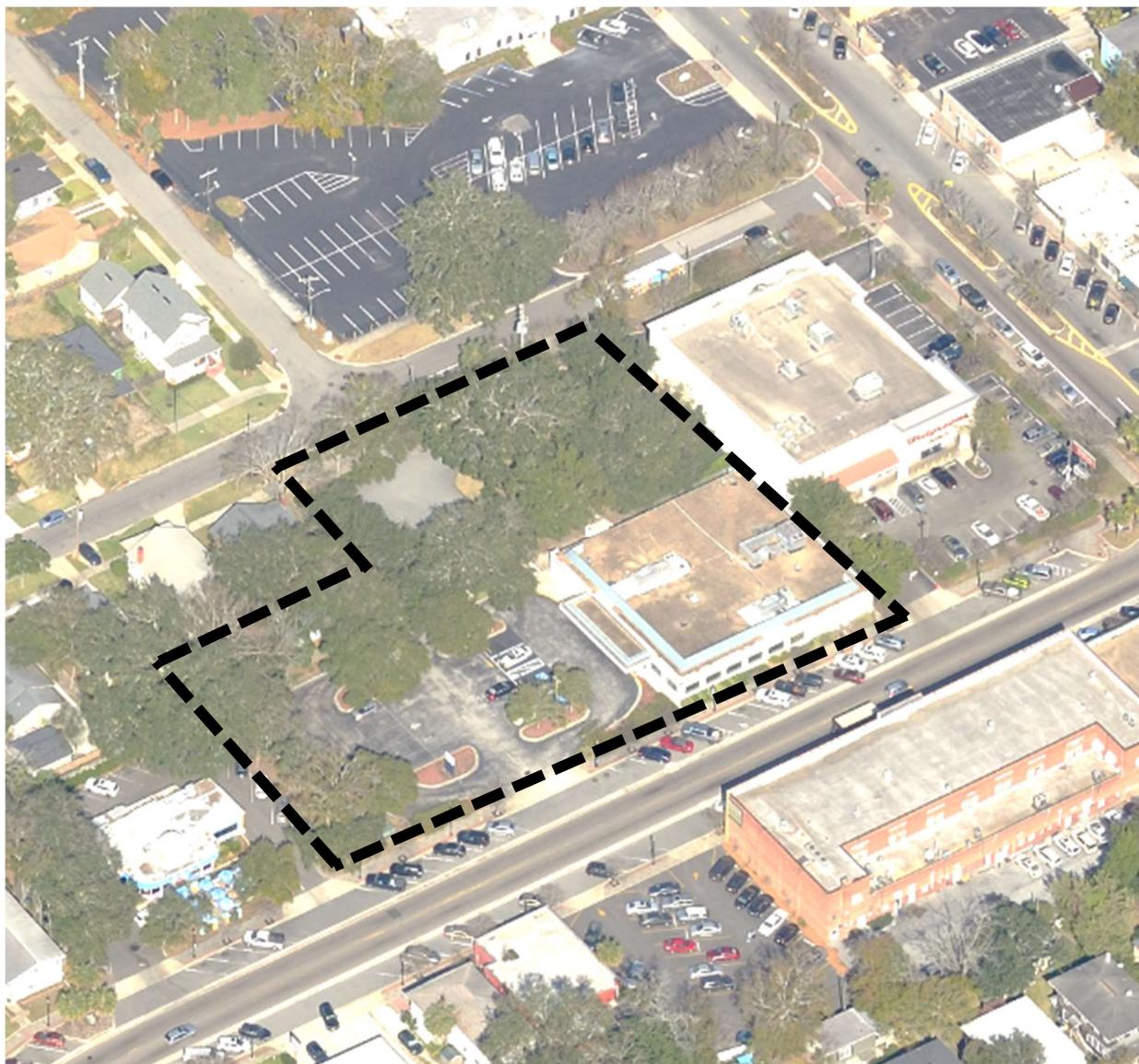
Upon visual inspection of the subject property on April 19, 2019, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2019-234 be **APPROVED with the following exhibits:**

1. The original legal description dated December 7, 2018.
2. The original written description dated August 3, 2018
3. The original site plan dated April 12, 2018.



Aerial view of subject property.



View of subject property from Park Street



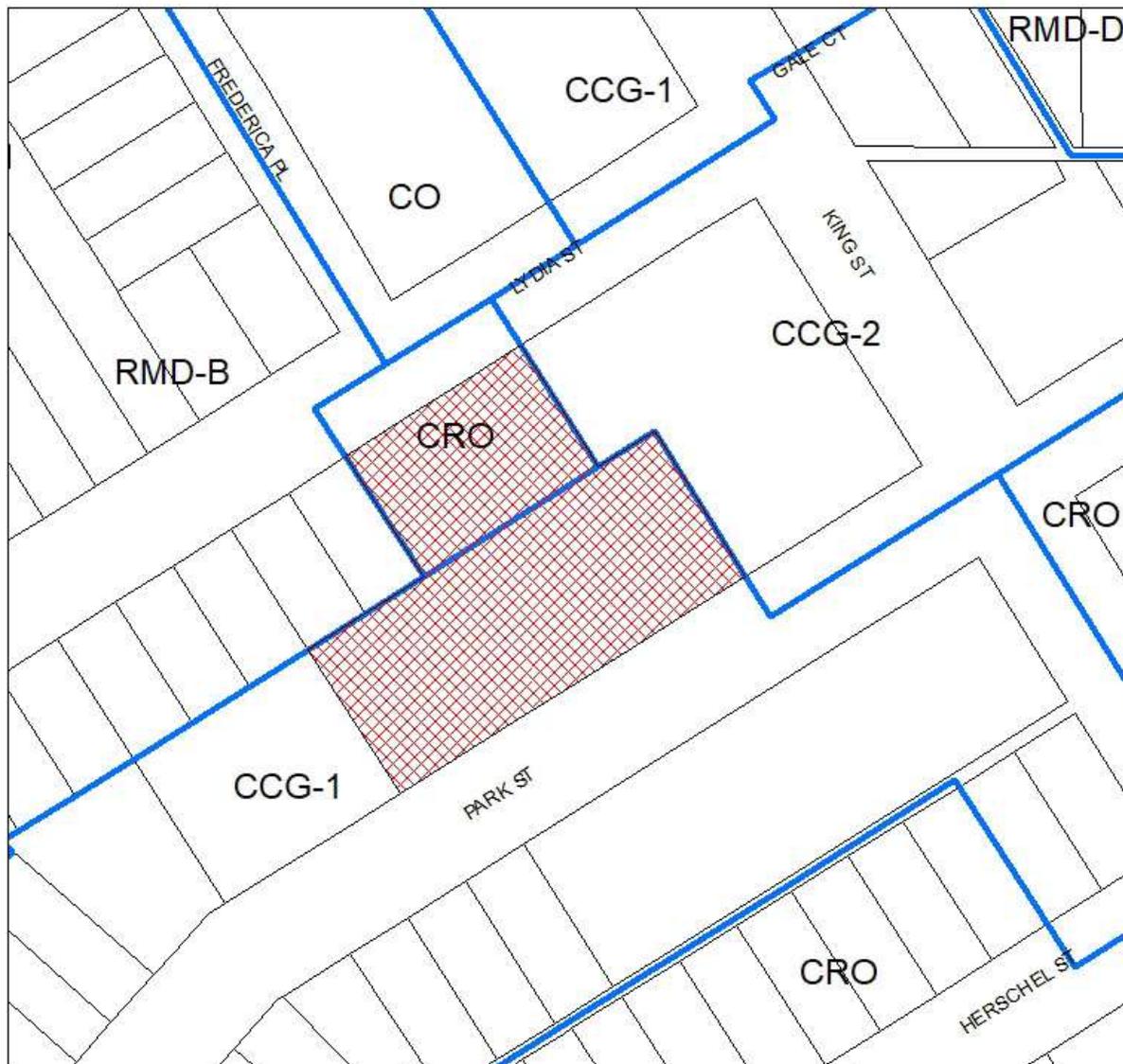
View of subject property and area for proposed expansion



View of adjacent residential dwelling



View of subject property from Lydia Street



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| <p>REQUEST SOUGHT:</p> <p>FROM: CRO & CCG-1</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p> <p>A small map of the city showing various districts. A black dot indicates the location of the site within the city's boundaries.</p> | <p>A north arrow pointing upwards. Below it is a scale bar marked with 0, 40, 80, and 160 feet.</p> |
| <p>ORDINANCE NUMBER ORD-2019-0234</p> | <p>TRACKING NUMBER T-2018-2096</p> | <p>COUNCIL DISTRICT: 14</p> <p>EXHIBIT 2</p> |