

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0315 TO
PLANNED UNIT DEVELOPMENT

JUNE 6, 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 **2019-0315** to Planned Unit Development.

Location: 0 Parramore Road
Between Collins Road and Parramore Court

Real Estate Number: 016518-0475

Current Zoning District: Planned Unit Development (PUD 2008-0778-E)

Proposed Zoning District: Planned Unit Development (PUD)

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

Planning District: 4-Southwest

Applicant/Agent: Emily Pierce, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Harmony Farms of Jacksonville, LLC.
P.O. Box 50519
Jacksonville Beach, FL 32240

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2019-0315** seeks to rezone approximately 1.90± acres of land from Planned Unit Development (PUD 2008-0778-E) to PUD. The rezoning to a PUD is primarily being sought in order to develop the site for a 4-story, 115,200 square-foot personal property storage facility—while also waiving the minimum 2-acre lot requirement set forth in Part 4 of the Zoning Code and modifying the parking allowance for storage use.

The subject property is currently zoned under PUD, **2008-0778-E**, which spans an overall 40.09± acres of land and allowed for a variety of commercial uses. Moreover, **2008-0778-E** was enacted on October 10, 2008 with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated September 2, 2008, and the Transportation Planning Section Memorandum dated September 12, 2008, or as otherwise approved by the Planning and Development Department.
- (b) The site plan and architectural elevations shall be consistent with the Jacksonville Design Guidelines and Best Practices Handbook, subject to the review and approval by the Planning and Development Department at the time of verification of substantial compliance of the PUD.

The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a) is not being recommended by Staff for this report as the Traffic Engineering Division and Transportation Division have submitted new comments for the proposed development, which are included later in this report.

Condition (b) is being recommended by Staff for this report in order to maintain a uniform design plan with the adjacent uses.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 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 for the Suburban Development Area of the FLUE, Community General Commercial (CGC) in the Suburban Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. The Suburban Area is 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 on the Functional Highway Classification Map; and which located in areas with an existing mix of 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 development characteristics provided herein shall be applicable to all CGC sites within the Suburban Area. Uses shall be sited in a manner to promote internal circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed development would allow for a comparable and gradual transition in land uses between the existing shopping center (Costco Wholesale) to the west.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Area and according to the attached JEA Availability Letter, **2019-0963**, the proposed development must connect to City water and sewer using the property's existing JEA water and sewer accounts.

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 rezoning to a PUD would allow for commercial infill on an undeveloped parcel.

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

The intended development will meet 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): Community/General Commercial (CGC). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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. Currently, there has been no assessment or reservation for this project within the CMMSO office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for self-storage facility. Moreover, 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development will be developed in accordance with the recreation and open space requirements outlined in the original PUD Ordinance 2008-0778-E, which requires a minimum total of five (5) acres of open space. The applicant has requested that any open space counts toward the minimum total.

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. Since the proposed use would be commercially compatible with the surrounding area, the applicant has also requested reduced landscaping standards, which would eliminate the “uncomplimentary land uses and zones” buffer requirements.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided. Additionally, the applicant has stated the intention to have any new sidewalks and bike lanes connect to existing sidewalks and adjacent properties.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Parramore Court.

Collins Road, from I-295 to Rampart Road, is the directly accessed functionally classified roadway. Collins Road is a 4-lane divided collector in this vicinity and is currently operating at 48% of capacity. This Collins Road segment has a maximum daily capacity of 35,850 vpd and a 2018 daily traffic volume of 17,076 vpd.

This proposal is for 115,200 square feet of ITE 151 Mini-Warehouse, which would generate an 174 vpd.

(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: Although being developed for storage use, the subject site will preserve the commercial character of the area by providing for a varying degrees of services within the immediate vicinity. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	PUD 2008-0778-E	Retention Pond
South	CGC	PUD 2008-0778-E	Vacant Land
East	CGC	PUD 2008-0778-E	Vacant Land
West	CGC	PUD 2008-0778-E	Costco Wholesale

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated May 21, 2019, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 17,280 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Parramore Court. Moreover, in the attached memorandum from the Transportation Planning Division, the development will be subject to mobility fee review. The Traffic Engineer also reviewed the application and has issued no objections to the development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) 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 “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 subject site will be developed in accordance with a specialized parking formula that allows for one (1) space per 6,000 square feet of self-storage—rather than the minimum three (3) spaces per 1,000 square feet of gross floor area as outlined in Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 23, 2019** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-0372 be **APPROVED with the following exhibits:**

- The original legal description dated April 3, 2019**
- The revised written description dated April 8, 2019**
- The original site plan dated April 10, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-0372 be **APPROVED WITH CONDITION.**

- 1. The site plan and architectural elevations shall be consistent with the Jacksonville Design Guidelines and Best Practices Handbook, subject to the review and approval by the Planning and Development Department at the time of verification of substantial compliance of the PUD.**

Figure A:



Source: Planning & Development Dept, 5/29/19

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 5/23/19

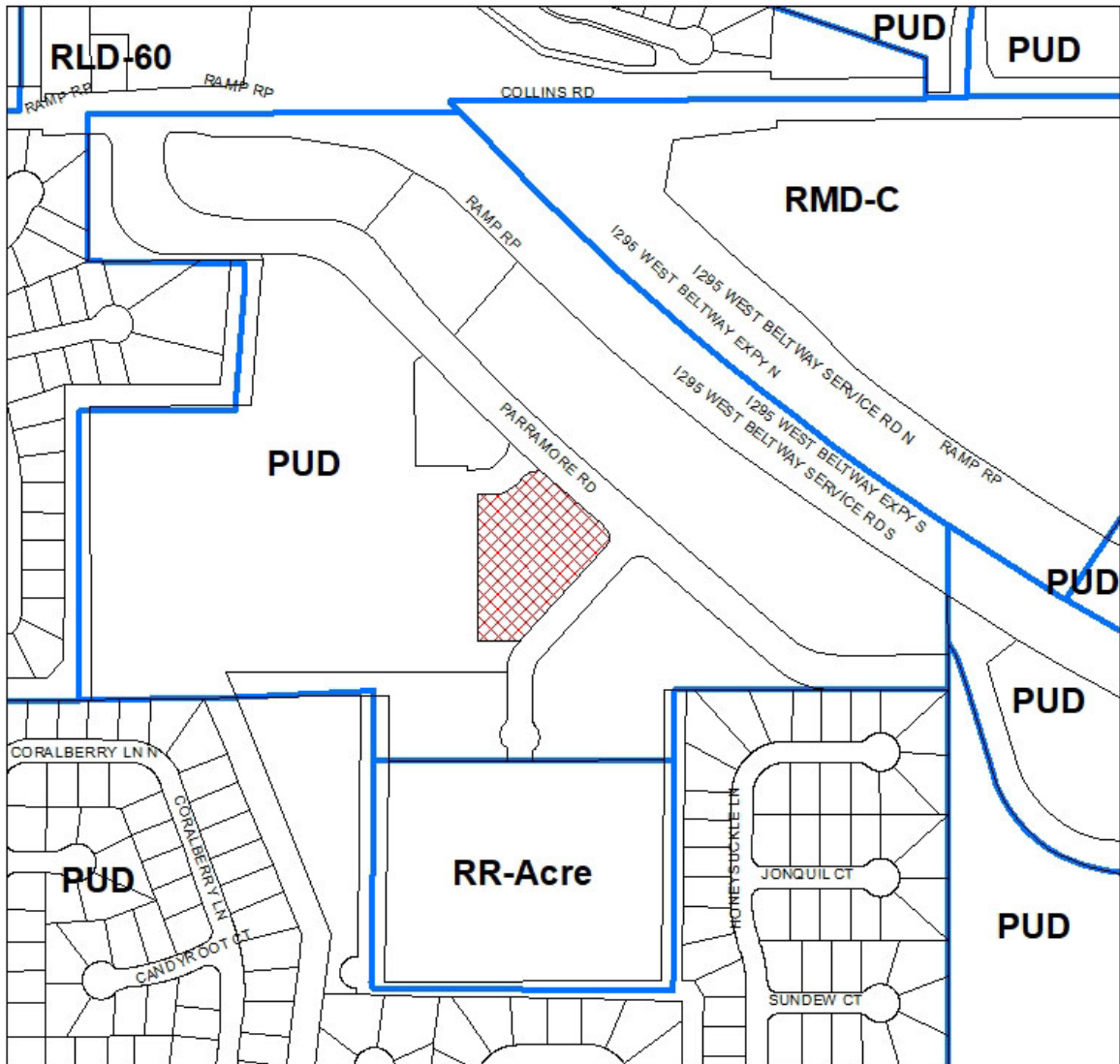
View of Parramore Court and the subject site, facing northwest.

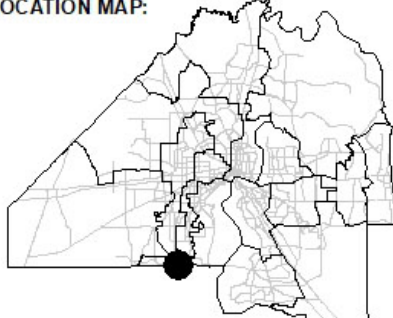
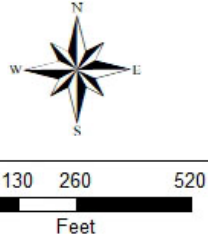
Figure C:



Source: Planning & Development Dept, 5/23/19

View of the neighboring Costco Wholesale to the northwest, facing west.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>14</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0315</p>	<p>TRACKING NUMBER</p> <p>T-2019-2317</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>