

**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: ORD # 2013-629

APPLICATION: 2013C-015-4-11

APPLICANT: LARA HIPPS

PROPERTY LOCATION: 17100 Beaver St. W.

Acreage: 4.76

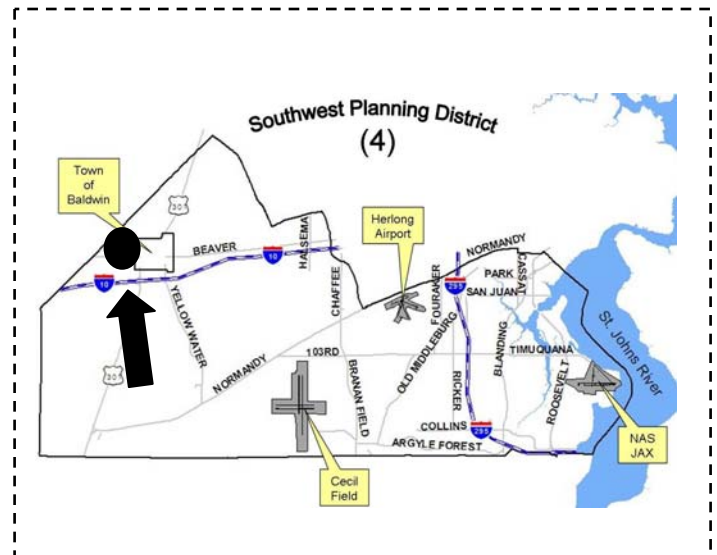
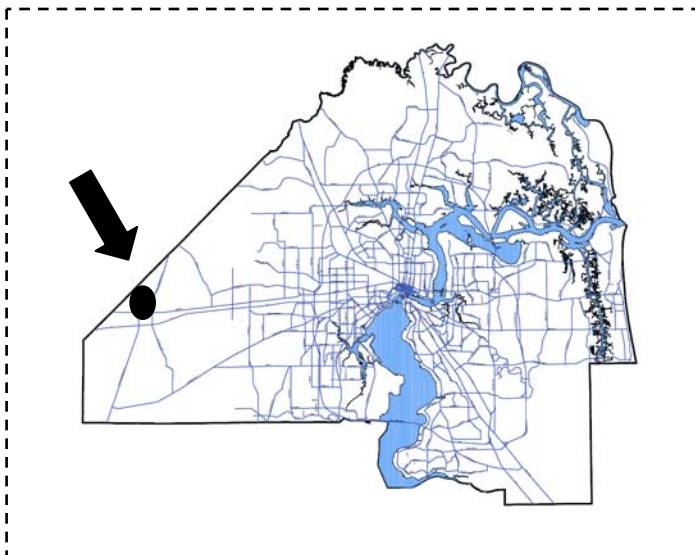
Requested Action:

	Current	Proposed
LAND USE	AGR-IV	CGC
ZONING	AGR	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
AGR-IV	CGC	1 DU (1 DU per 2.5 acres)	N/A	N/A	72,570.96 sf. (0.35 FAR)	Decrease in 1 DU	Increase of 72,570.96 sf.

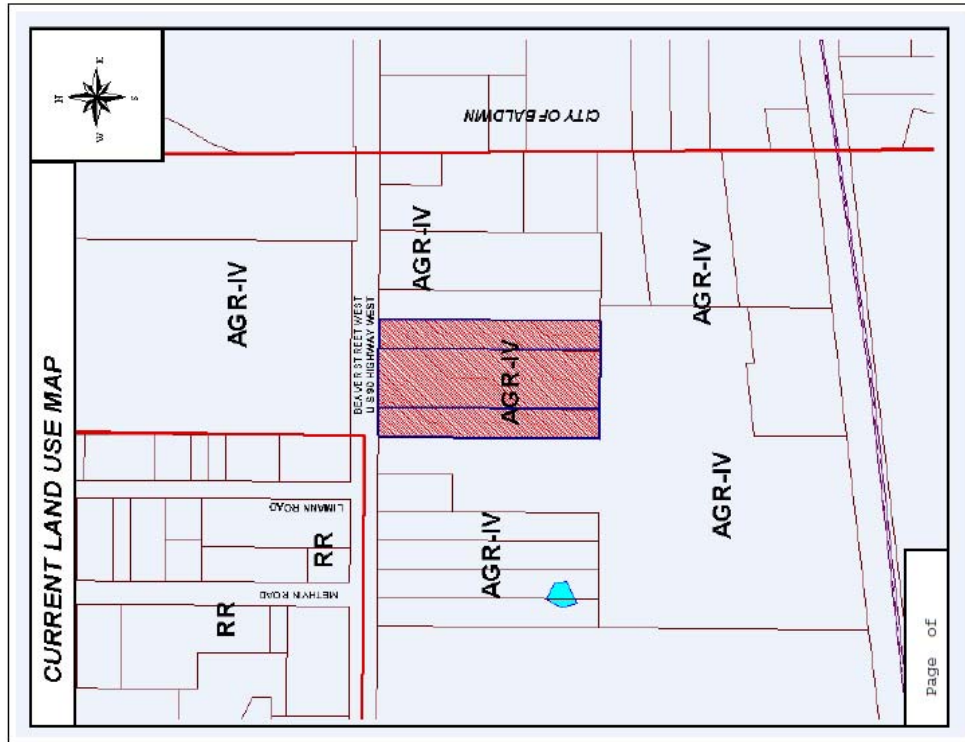
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: DENIAL

LOCATION MAPS: Arrows point to location of proposed amendment.



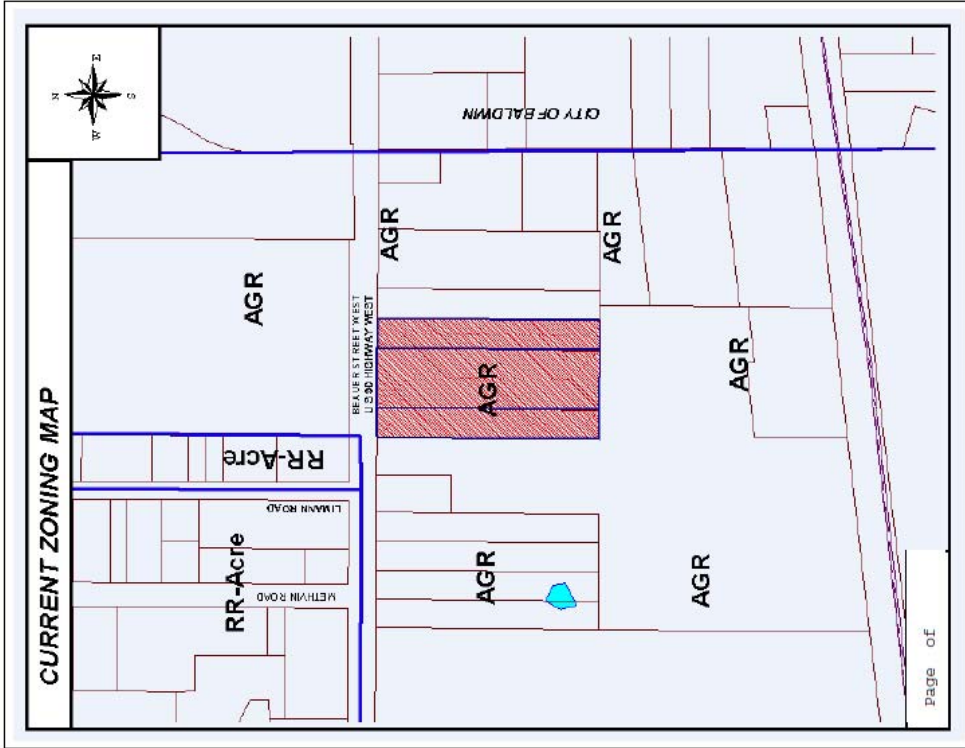
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2013C-015



Existing FLUM Land Use Categories: Agriculture (AGR-IV)

Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Agriculture (AGR)

Requested Zoning District(s): Planned Unit Development (PUD)

ANALYSIS

Background:

The Subject property is located in the very western area of Duval County on W. Beaver St. approx. 640 ft. west of the City of Baldwin. The property is located in Council District 11 and the Southwest Planning District. The current land use and zoning of the property is Agriculture IV / Agriculture, as is all the surrounding property. The application includes 3 lots, 2 of which are vacant and 1 with a single family home built in 1973. Most of the surrounding lots have residential homes. The property directly north of the subject property is a large vacant timbered parcel. The single family home on the property -is on a well and septic.

The applicant is requesting a land use map amendment from Agriculture IV (AGR-IV) to Community/General Commercial (CGC) and a companion rezoning from Agriculture (AGR) to Planned Unit Development (PUD) to permit commercial uses on the site. According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the Rural Area of the City.

The Florida Department of Transportation (FDOT) has plans to develop the Baldwin Bypass, a new road for trucks on U.S. 301 to circumnavigate the town of Baldwin. The proposed alignment is to the west of Baldwin and will intersect with U.S 90 (Beaver St.) on a north-south axis with the new bypass to be constructed directly through the subject property (See Attachment D). FDOT is slated to begin the acquisition of right-of-way starting in 2014 and continuing for several years. The design plans are at the 60% stage.

The proposed land use does not include a residential component and as such will not impact school capacity.

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 4,688 new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Single family home	Retail/Commercial
Land Use Category	AGR-IV	CGC
Development Standards For Impact Assessment	1 Dwelling unit per 2.5 acres	.35 FAR
Development Potential	1.9 units	72,570.96 SF commercial/retail
Population Potential	5 people	N/A
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X - Low
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Sufficient capacity. Increase of 4,688 new daily external trips	
Water Provider	JEA	
Potential Water Impact	Increase of 3123.1 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase 2342.4 gallons per day	
Potential Solid Waste Impact	Increase of 111.17 tons per year	
Drainage Basin/ Sub-Basin	Deep Creek	
Recreation and Parks	Jacksonville –Baldwin Rail Trail 2,141 FT	
Mass Transit	N/A	
NATURAL FEATURES		
Elevations	80	
Soils	51 Pelham fine sand, 0 to 2 percent slope	
Land Cover	2150 Field Crops 1100 Residential Low Density	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 8, 2013, the required notices of public hearing signs were posted. Seventeen (17) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

Preview Workshop was held August 19, 2013 and two (2) speakers were present seeking additional information only.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Inconsistency

The proposed amendment is inconsistent with the following Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

- | | |
|---------------|---|
| 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.7 | 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. |
| Policy 1.1.8 | Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments. . |
| Policy 3.2.2 | City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize. |
| Policy 3.2.7 | The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands. |
| Policy 1.1.20 | 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. |

The proposed development is inconsistent with the Future Land Use Element as it introduces a commercial category into a rural residential and agricultural area, thereby creating an “island” of commercial. Likewise, the site is not in an appropriate infill or nodal area nor is it part of a mixed use development. As such, the proposed amendment is inconsistent with FLUE Objective 1.1 and Policies 1.1.7, 1.1.8 , and 3.2.2. In addition the area is served by well and septic which is inconsistent will Policy 3.2.7.

As previously noted, the area surrounding the subject site is predominantly residential in nature. The proposed amendment does not aid in maintaining the character of the surrounding area and is therefore inconsistent with FLUE Policies 1.1.20 and 3.2.7.

Strategic Regional Policy Plan Inconsistency

The proposed land use amendment is inconsistent with the following Goal of the Strategic Regional Policy Plan, Economic Development Element:

Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed amendment from AGR to CGC fails to create an appropriate area conducive for the creation, expansion or relocation of businesses in northeast Florida and is inconsistent with Goal 2.3 of the Strategic Regional Policy Plan Economic Development Element. Opportunity for new businesses in Southwest Jacksonville is implemented by creating a desirable location for such activity. The proposed development would result in a “spot Land Use”, and therefore is inconsistent with this Strategic Regional Policy Plan.

Vision Plan

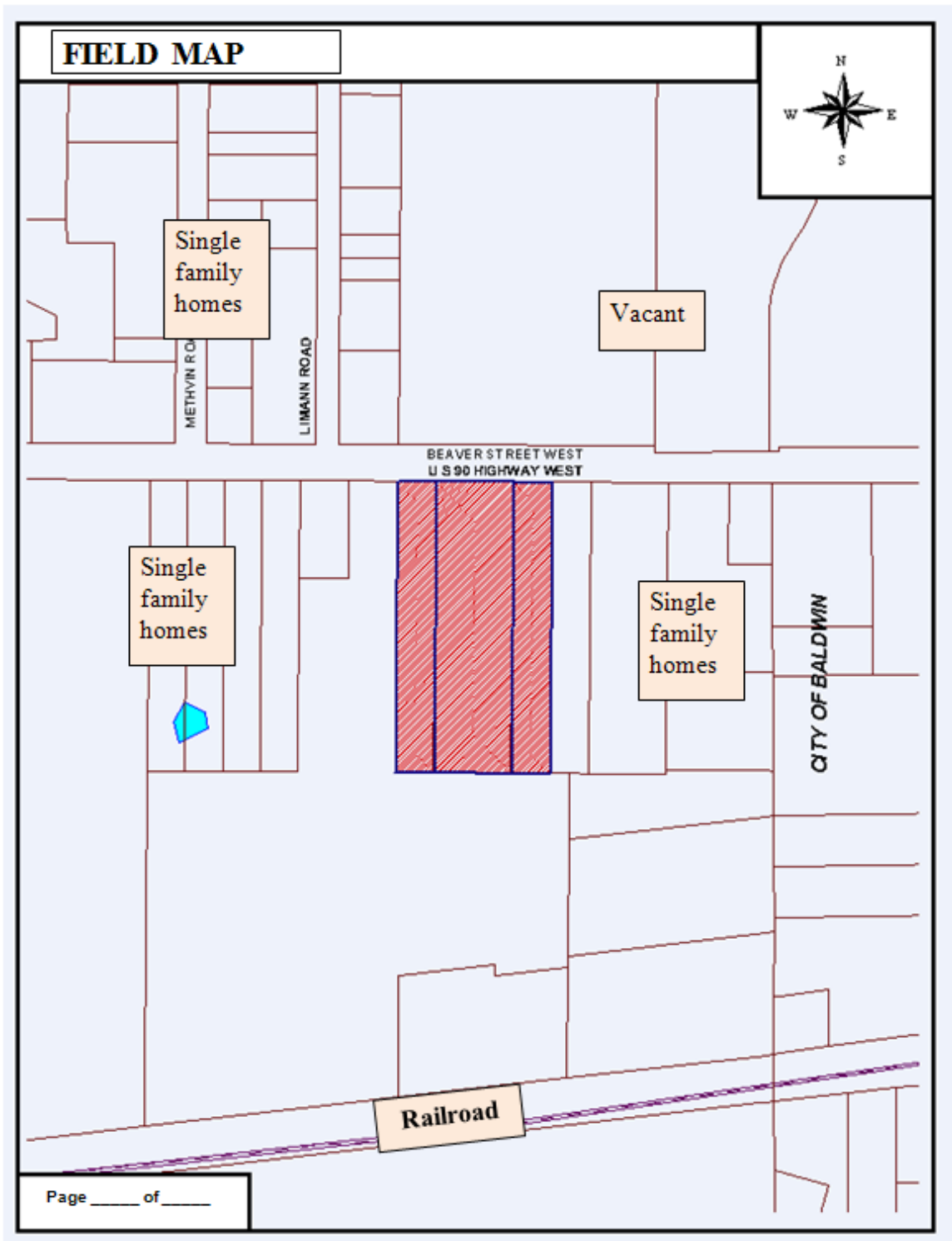
The Southwest Vision Plan, Theme 4 establishes minimum standards for quality water, sewer and storm water services in all neighborhoods. An adequate physical system of roads, sidewalks, water and sanitary sewer lines is an essential part of any planned growth and revitalization strategy. The site subject to this amendment is located in an area without the provisions to provide these minimum standards and is therefore inconsistent with the Plan.

RECOMMENDATION

The Planning and Development Department recommends **DENIAL** of this application based on its inconsistency with the 2030 Comprehensive Plan and the Strategic Regional Policy Plan.

ATTACHMENT A

Existing Land Utilization:



ATTACHMENT B

Traffic Analysis:

Table A

Trip Generation Estimation

Section 1

Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
Undeveloped	4.76							0	0	0
						Total Section 1				
						Total Section 1				

Section 2

Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
AGR-IV / AGR	4.76	210	2	Dus	T = 1(X) T = 9.52 (X)	2 19	0.00% 0.00%	0.00% 0.00%	2	19
						Total Section 2				
						Total Section 2				


Section 3

Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC / PUD	4.76	820	72,571	1,000 SF of GLA	$\ln(T) = 0.67 \ln(X) + 3.31 / 1000$ $\ln(T) = 0.65 \ln(X) + 5.83 / 1000$	483 5,514	0.00% 0.00%	15.00% 15.00%	411	4,687
						Total Section 3				
						Net New Trips = Section 3 - Section 2 - Section 1				
						411				
						409				
						4,687				

Source: Trip Generation, 9th Edition, ITE
 * Pass-by Trip % - COU Planning & Development Department

ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	7/15/13	Date Staff Report is Available to Public:	10-04-2013
Land Use Adoption Ordinance #:	2013-629	1st City Council Public Hearing:	10-08-2013
Rezoning Ordinance #:	2013-630	Planning Commission's LPA Public Hearing:	10-10-2013
JPDD Application #:	2013C-015	LUZ Committee's Public Hearing:	10-15-2013
Assigned Planner:	Jody McDaniel	2nd City Council Public Hearing:	10-22-2013
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: LARA HIPPS HIPPS GROUP INC. 1650 MARGARET STREET #323 JACKSONVILLE, FL 32204 Ph: (904) 781-2654 Fax: (904) 781-2655 Email: LARA@HIPPSGROUPINC.COM		Owner Information: DON HARRIS 17100 BEAVER STREET WEST JACKSONVILLE, FL 32234 Ph: (904) 233-9085 Fax:	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage: 4.76 Real Estate #(s): 000920 0000 000923 0000 000916 0000		General Location: BEAVER ST. WEST 3/10 OF MILE FROM US 301	
Planning District: 4 Council District: 11 Development Area: RURAL AREA Between Streets/Major Features: RAILROAD AVE and LIMANN RD		Address: 17100 BEAVER ST W	
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: SINGLE FAMILY HOME			
Current Land Use Category/Categories and Acreage: AGR-IV 4.76			
Requested Land Use Category: CGC		Surrounding Land Use Categories: AGR-IV, RR	
Justification for Land Use Amendment: THE PROPOSED LAND USE CHANGE IS CONSISTENT WITH THE DEVELOPMENT IN THE AREA. THE SITE IS LOCATED ON A MAJOR PRINCIPAL ARTERIAL ROADWAY (US 90) WITH OVER 50% TRUCK TRAFFIC AND LOCATED WITHIN 4/10 OF A MILE FROM US 301. DEVELOPMENT PATTERNS FOR THIS AREA IN A MAJOR INTERSECTION OF TWO STATE ROADS ARE CHANGING AND THE PROPOSED CHANGE WILL OFFER PERMITTED USES IN AN AREA OF A MAJOR TRANSPORTATION CORRIDOR DEVELOPMENT.			
<u>UTILITIES</u>			
Potable Water: WELL		Sanitary Sewer: SEPTIC	
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: AGR 4.76			
Requested Zoning District: PUD			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap			

ATTACHMENT D

Communication from FDOT:

