

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



OVERVIEW

ORDINANCE: 2013-637

APPLICATION: 2013C-019-4-12

APPLICANT: SALEH ALDHURAIS

PROPERTY LOCATION: Shindler Drive between 103rd Street and Cheryl Ann Lane.

Acreage: 3.34 Acres

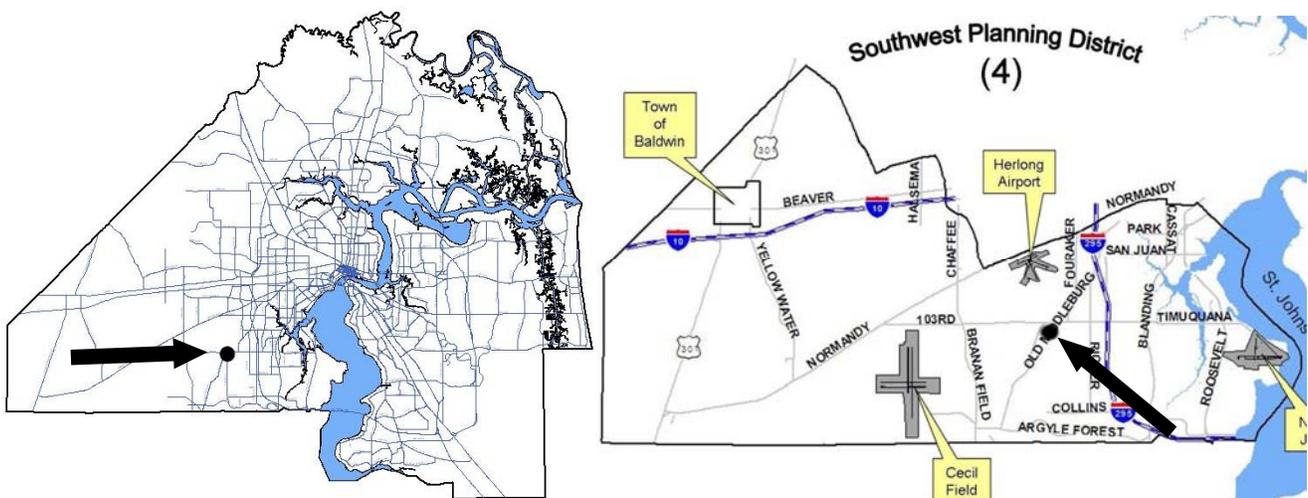
Requested Action:

	Current	Proposed
LAND USE	LDR	CGC
ZONING	RR-Acre	CCG-1

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density 5 (DU/Acre)	Proposed Maximum Density 5 (DU/Acre)	Existing Maximum Intensity 0.35 (FAR)	Proposed Maximum Intensity 0.35 (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
LDR	CGC	16 S/F Dwelling Units	0 Dwelling Units	0 SF	50,921 SF Commercial	Decrease 16 S/F Dwelling Units	Increase 50,921 SF Commercial

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



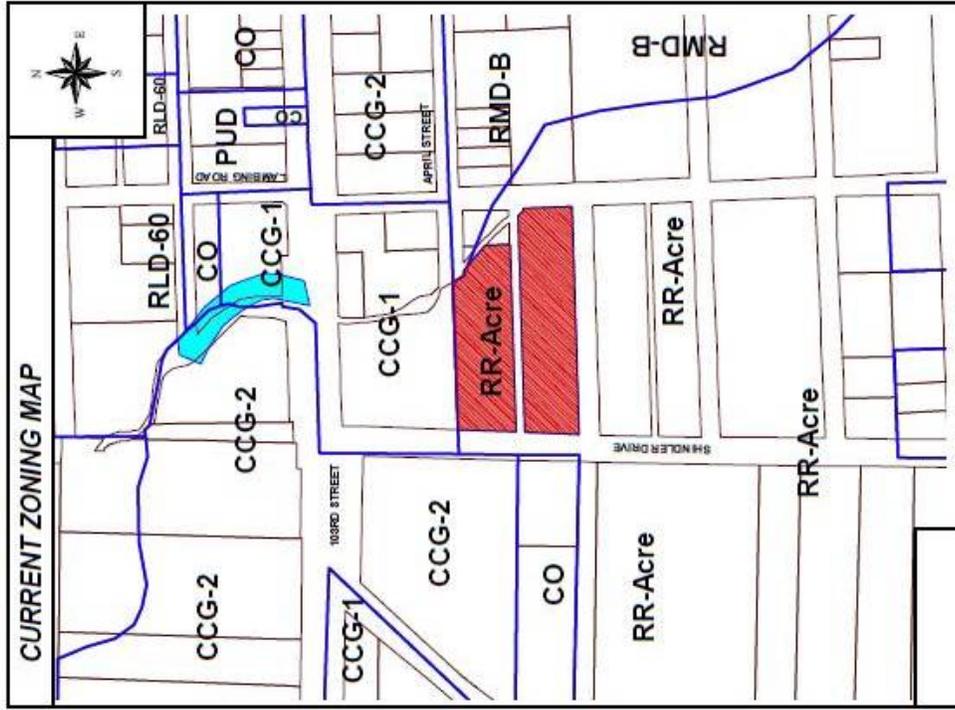
DUAL MAP PAGE

SMALL-SCALE LAND USE APPLICATION 2013C-019



Existing FLUM Land Use Categories: Low Density Residential (LDR)

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



Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Requested Zoning District(s): Commercial Community/General (CCG-1)

ANALYSIS

Background:

The subject property is located on the east side of Shindler Road approximately 500 feet south of 103rd Street. Shindler Road is classified as a collector roadway while 103rd Street is classified as a minor arterial roadway. The applicant proposes a future land use amendment from Low Density Residential (LDR) to Community/General Commercial (CGC) and a rezoning from Residential Rural-Acre (RR-Acre) to Commercial Community/General-1 (CCG-1). The applicant will also be requesting that the right-of-way splitting the property in half be abandoned. The right-of-way serves no purpose since it dead ends into wetlands on the eastern end of the property. The applicant intends to construct a small commercial building on the non-wetland portion of this property. There are no plans to alter the wetlands due to high mitigation costs.

The area surrounding the site is comprised of a mix of vacant land and commercial uses such as motor vehicle sales, a daycare and a gas station/convenience store. The commercial uses are developed on land located within the CGC land use category. Further south along Shindler Road the land use transitions to Low Density Residential that is developed with single-family homes. Much of the area surrounding and including the subject site is classified as wetlands (See Attachment A).

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Area" of the City. The proposed land use will not have a residential component in its request. Therefore there is no school capacity issues related to the proposed land use amendment.

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 3,517 new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium to high sensitivity for the presence of archaeological resources. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site.

Wetlands

A wetlands survey map has been prepared for the application site with the use of the City's GIS system and photogrammetric analysis. According to the survey there are approximately 2.16 acres of wetlands located on the eastern side of the property. The wetlands are classified as "Wetland Forested Mixed" by the Florida Land Use Classification System (FLUCCS) and are part of a larger natural floodplain drainage system that buffers McGirts Creek. The McGirts Creek wetland system performs an important pollution filtration and storm water storage function. Therefore, the Category II Riverine Wetlands have an extremely high functional value and therefore should be preserved.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands soils as Rutlege mucky fine sand. The Rutlege series consists of nearly level, very poorly drained, sandy soils and are formed in thick sandy marine sediments. The wetlands area has a water table at or near the ground surface. Flooding is a frequent occurrence for this soil.

Development on the non-wetland portion of the property can be achieved so as to minimize the changes of the wetland hydroperiod and impacts the site wetlands. Any alteration could negatively impact Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan if mitigation measures are not taken. The Goal and Objective is to achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands. Therefore, the amendment is consistent with Goal 4 and Objective 4.1 since development can occur without impacting the wetlands.

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan. However, development outside this wetland system can achieve consistency with this policy as well.

IMPACT ASSESSMENT 2013C-019 3.34 Acres		
DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant	Commercial Use
Land Use Category	LDR	CGC
Development Standards For Impact Assessment	5 S/F Dwelling Units/Acre	0.35 Floor Area Ratio (FAR)
Development Potential	16 Dwelling Units	50,921 Sq. Ft. Commercial
Population Potential	42 people	0 people
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	X	150 Ft. Height Restriction Zone
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	X	Medium to High Sensitivity
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	Discharge Area	X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase 303 peak hour & 3,517 daily trips	
Water Provider	JEA	
Potential Water Impact	Possible decrease in demand of 1,710 gpd. LOS maintained.	
Sewer Provider	JEA	
Potential Sewer Impact	Possible decrease in demand of 1,282 gpd. LOS maintained.	
Potential Solid Waste Impact	Possible increase in demand of 39.87 tons per year. LOS maintained.	
Drainage Basin / Sub-Basin	McGirts Creek Sub-basin & Ortega River Basin	
Recreation and Parks	Lynn Park	
Mass Transit	Served by the Cecil Community Shuttle	
NATURAL FEATURES		
Elevations	30 to 40 feet	
Soils	14 –Bologne fine sand (35%) and 62 – Rutlege mucky fine sand (65%)	
Land Cover	4110 – Pine Flatwood (35%) & 6300 – Wetland Forested Mixed (65%)	
Flood Zone	Yes; Zone AE for 65% of land use amendment site.	
Wet Lands	Yes	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on August 12, 2013, the required notices of public hearing signs were posted. Twenty (20) notices were mailed out to property owners within 350 feet of the application site informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Preview Workshop on August 19, 2013. There was one speaker in support of the application. No other speakers either for or against the application were present at the Preview Workshop.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is consistent 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 1.1.22 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.
- 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 3.2.7 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.
- 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 subject property has access to full urban services, including mass transit, and is located in a developed area of the City located along a collector roadway and near the intersection of a collector and an minor arterial roadway. Therefore, the proposed land use change aids in maintaining a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policy 1.1.22.

The proposed land use amendment to CGC allows for maintaining employment and commerce opportunities for the nearby neighborhood's residential community while promoting the viability of existing commercial areas. Therefore, the proposed amendment is consistent with FLUE Objective 3.2 and Policy 3.2.7.

The proposed amendment is consistent with FLUE Objective 6.3 as it encourages the continued use of an underutilized property within the suburban area of the City that is served by sufficient infrastructure, utilities, and public facilities.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) permits housing densities of up to 7 dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations. Additionally, certain secondary and supporting uses are permitted in all residential categories including supporting commercial and service establishments and home occupations.

The Community General Commercial (CGC) land use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

Vision Plan

The application site lies within the Southwest Jacksonville Vision Plan area. The plan does not discuss the the area of the subject site but does discuss the need for increased landscaping along the major roadways of the Planning District. Landscaping will be reviewed at the time of site plan approval for consistency with the City's landscape requirements as called for in the Plan.

Additionally the plan discusses needed attributes such as the following:

- Preservation of a natural buffer along the road front
- Placement of parking behind or to the side of buildings or screening of front parking lots
- Encouraging the use of ground signs by allowing a size bonus
- Screening of service areas, loading docks, truck parking, outside storage and dumpster areas

The proposed land use amendment is not accompanied by a site plan plan. However, during the design and permitting stages the above listed attributes should be incorporated and reviewed by the City. The Plan also calls for the preservation of natural resources which can be achieved with the preservation of the existing wetlands. Therefore, the proposed amendment is consistent with the Plan.

Strategic Regional Policy Plan Consistency

The proposed land use amendment is consistent 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 business in an area of existing businesses in the northeast Florida region.

The proposed land use amendment is consistent with Goal 2.3 as it promotes the conversion of residential land to commercial land. This conversion will provide an opportunity for the creation of new businesses in a commercial area of the City. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

RECOMMENDATION

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

ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department LB
 Application Number: 2013C-019
 Ordinance Number: _____ Date 9/12/2013

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	3.34							0	0	0
Total Section 1									0	0

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
LDR / RR-ACRE	3.34	210	17	Dus	Ln(T) = 0.0 Ln(X) +0.51 Ln(T) = 0.92 Ln(X) +2.72	21 206	0.00% 0.00%	0.00% 0.00%	21	206
Total Section 2									21	206

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 / CCG-1	3.34	820	50,922	1,000 SF OF GLA	T = 0.67(X) +3.31 / 1000 T = 0.65 (X) +5.83 /1000	381 4,380	0.00% 0.00%	15.00% 15.00%	324	3,723
Total Section 3									324	3,723
Net New Trips = Section 3 - Section 2 - Section 1									303	3,517

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

Produced by: **Planning and Development Department** **LB**
 Application Number: **2013C-019**
 Ordinance Number: _____ **0** Date **9/12/2013**

Table B**Net New Daily External Trip Distribution**

a 303	b 3,517	= Total Net New External Trips (Table A)	c	(b*c)	(a*c)
Link ID	Roadway Name	From / To	Percent of Total Net New Daily Amendment Trips	Net New Daily External Amendment Trips	Net New Peak Hour External Amendment Trips
203	103RD ST (SR 134)	SHINDLER DR TO RICKER RD	67.70%	2381	205
265	SHINDLER DR	103RD ST TO COLLINS RD	81.50%	2866	247
597	103RD ST (SR 134)	BRANAN FIELD-CHAFFEE RD (SR 23) TO SHINDLER DR	13.80%	485	42
684	OLD MIDDLEBURG RD S	ARGYLE FOREST BLVD TO 103RD ST	1.70%	60	5

BOLD Indicates Directly Accessed Segment(s)

Table C

Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or Non-State Road	Number of Lanes	Adopted Service Volume		Background Traffic			Amended Trips Daily External	Total Trips Daily External	Percent Capacity Used with Amended Trips	Pk Hour LOS with Land Use Change
						a	b	c	d	e				
203	103RD ST (SR 134)	SHINDLER DR TO RICKER RD	Minor Arterial	FDOT	6	59,500	37,000	2.30%	47,455	2,381	43,535	73.16%	C	
206	SHINDLER DR	108RD ST TO COLLINS RD	Collector	CITY	2	12,744	9,892	1.69%	10,366	2,866	18,251	108.82%	F	
557	103RD ST (SR 134)	BRANNAN FIELD-CHAFFEE RD (SR 23) TO SHINDLER DR	Minor Arterial	FDOT	4	39,500	12,500	2.20%	14,383	485	14,859	37.36%	C	
664	OLD MIDDLEBURG RD S	ARGYLE FOREST BLVD TO 103RD ST	Collector	CITY	2	17,700	10,238	1.00%	11,360	60	11,440	64.63%	C	

¹ As determined from Trend Analysis or FDOT LOS Report

BOLD indicates Directly Accessed Segment (s)

Data from City of Jacksonville Road Most recent Link's Status Report dated 8/7/2013

Data from 2012 FDOT LOS Report dated 8/7/2013

SIG Interchanges/ SIG Intersections within Impact Area

ATTACHMENT C

	APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN		
Date Submitted: 7/12/13 Land Use Adoption Ordinance #: 2013-637 Rezoning Ordinance #: 2013-638 JPDD Application #: 2013C-019 Assigned Planner: Ed Lukacovic	Date Staff Report is Available to Public: 2013-10-04 1st City Council Public Hearing: 2013-10-08 Planning Commission's LPA Public Hearing: 2013-10-10 LUZ Committee's Public Hearing: 2013-10-15 2nd City Council Public Hearing: 2013-10-22		
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: SALEH ALDHURAI WELLSEN LIMITED INC 144 ARLINGTON ROAD SOUTH #2 JACKSONVILLE, FL 32216 Ph: (904) 469-3910 Fax: 904 Email: DHURAISSA@HOTMAIL.COM		Owner Information: SALEH ALDHURAI WELLSEN LIMITED INC 144 ARLINGTON ROAD SOUTH #2 JACKSONVILLE, FL 32216 Ph: (904) 469-3910 Fax: 904	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage: 3.34 Real Estate #(s): 013581 0000 Planning District: 4 Council District: 12 Development Area: SUBURBAN AREA Between Streets/Major Features: 103RD STREET and CHERYL ANN LANE		General Location: WEST OF SHINDLER DRIVE AND 350 FEET SOUTH OF 103RD STREET Address: SHINDLER DR	
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT Current Land Use Category/Categories and Acreage: LDR 3.34			
Requested Land Use Category: CGC Justification for Land Use Amendment:		Surrounding Land Use Categories: CGC, LDR, and MDR	
THE PROPERTY IS ADJACENT TO COMMERCIAL PROPERTIES AND I WOULD LIKE TO DEVELOP A COMMERCIAL CENTER TO COMPLIMENT THE EXISTING BUSINESSES IN THE AREA.			
<u>UTILITIES</u>			
Potable Water: JEA		Sanitary Sewer: JEA	
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: RR-Acre 3.34			
Requested Zoning District: CCG-1			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT D

