

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



## OVERVIEW

**ORDINANCE: 2013-643**

**APPLICATION: 2013C-022-4-10**

**APPLICANT: PAUL HARDEN**

**PROPERTY LOCATION: 5142 Harlow Boulevard.**

**Acreage: 5.66 Acres**

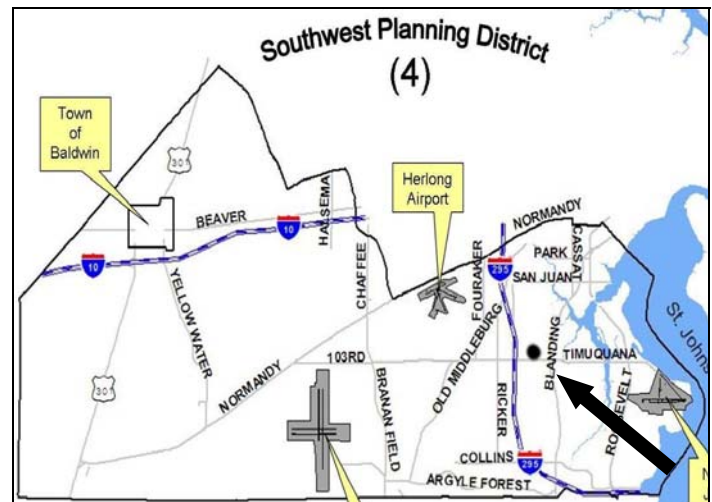
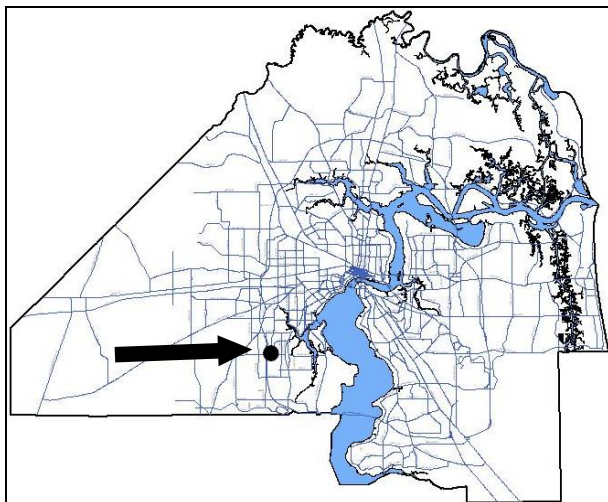
**Requested Action:**

	Current	Proposed
LAND USE	PBF	CGC
ZONING	PBF-2	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density 0 (DU/Acre)	Proposed Maximum Density 0 (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
PBF	CGC	0 Dwelling Units	0 Dwelling Units	82,292 SF Public	82,292 SF Commercial	N/A	N/A

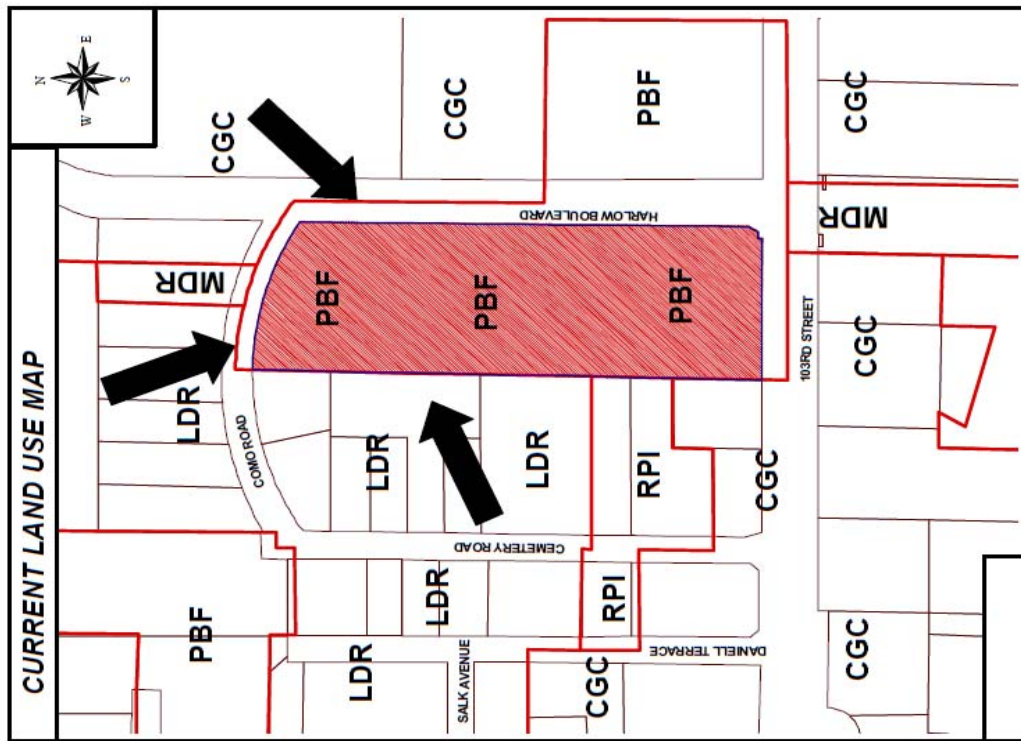
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:**



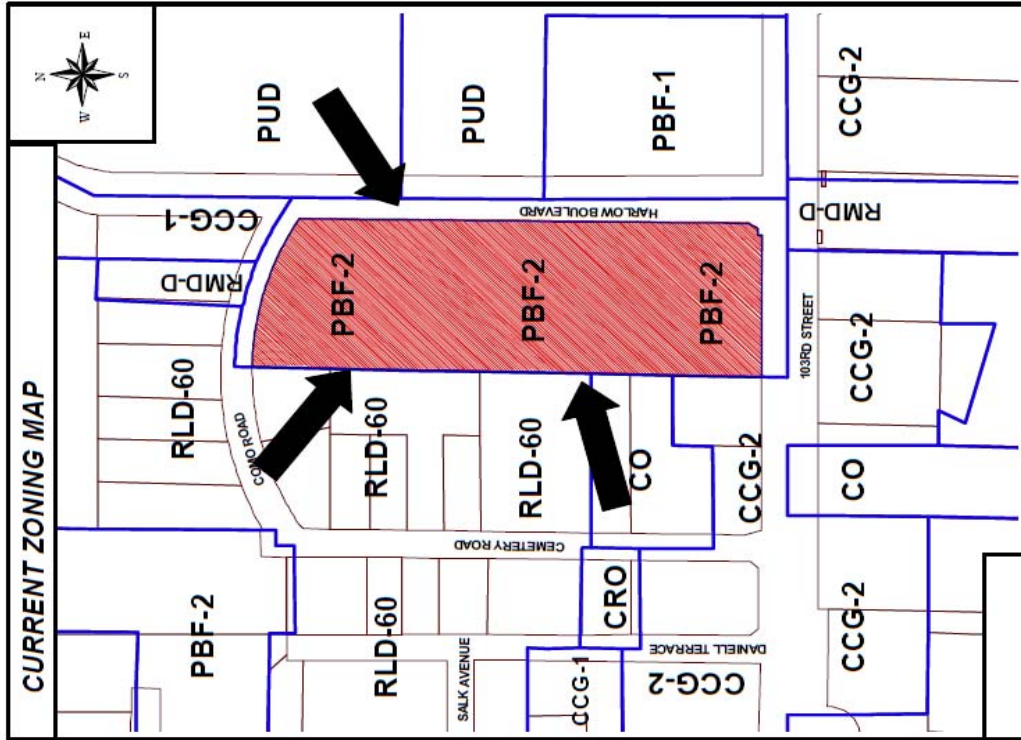
# DUAL MAP PAGE

## SMALL SCALE LAND USE APPLICATION 2013C-022



Existing FLUM Land Use Categories: Public Buildings and Facilities (PBF)

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



Current Zoning District(s): Public Buildings and Facilities - 2 (PBF - 2)

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

## ANALYSIS

### Background:

The 5.66 acre subject church property is located in the northwest intersection of 103<sup>rd</sup> Street and Harlow Boulevard in the Southwest Planning District. The applicant proposes a land use map amendment from Public Buildings and Facilities (PBF) to Community/General Commercial (CGC) and a companion rezoning from Public Buildings and Facilities-2 (PBF-2) to Planned Unit Development. According to the site plan and written description submitted with the companion PUD application, the intent is to use the site for a gas station fronting on 103<sup>rd</sup> Street and Harlow Boulevard and commercial/office space located on the northern portion of the site. Access to the site is will be provided from 103<sup>rd</sup> Street, Harlow Boulevard and Como Road.

Both 103<sup>rd</sup> Street and Harlow Boulevard are classified as minor arterial roadways and there is a traffic light at the intersection of these two roadways. 103<sup>rd</sup> Street is three lanes in each direction with a turn lane at the traffic light and Harlow Boulevard is developed with one lane in each direction and a turn lane at 103<sup>rd</sup> Street. Sidewalks are provided on both sides of the roadways in this area. Como Road is a local road serving residential properties and a cemetery.

The area surrounding the site is a mix of commercial, office, public use and residential uses. North and west of the subject site is primarily low density residential development while south and east is developed with commercial and office uses and a public library. Although the subject property is developed with a church, the majority of the property is maintained as undeveloped open space.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Urburban Area" of the City.

The proposed land use does not include a residential component so school capacity is not impacted.

### 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 147 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 low 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.

# IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Church	Gas Station/Store & Commercial/Office Uses
Land Use Category	PBF	CGC
Development Standards For Impact Assessment	0.35 Floor Area Ratio (FAR)	0.35 Floor Area Ratio (FAR)
Development Potential	82,292 Sq. Ft. Public Building	82,292 Sq. Ft. Commercial
Population Potential	0 people	0 people
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone	X – 300 Ft. Military Height Restriation Zone	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X-Low
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	Net increase of 373 peak hour and 147 daily trips	
Water Provider	JEA	
Potential Water Impact	No Change	
Sewer Provider	JEA	
Potential Sewer Impact	No Change	
Potential Solid Waste Impact	No Change	
Drainage Basin / Sub-Basin	Fishing Creek Sub-basin & Ortega River Basin	
Recreation and Parks	Oak Hill Elementary	
Mass Transit	Served by Bus Line P4 on Timuquana Road	
NATURAL FEATURES		
Elevations	40 to 45 feet	
Soils	32 – Leon find sand (100%)	
Land Cover	1470 – Mixed Commercial Services (100%)	
Flood Zone	No	
Wet Lands	No	
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. Forty-four (44) 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 and one with questions regarding the application.

## 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, is located in a developed area of the City and located along a 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 promotes employment and commerce opportunities for the adjacent residential community while promoting the viability of existing non-residential development along 103<sup>rd</sup> Street and Harlow Boulevard. Furthermore, the amendment encourages redevelopment on underutilized land located at the intersection of two minor arterial roadways. Therefore, the proposed amendment is consistent with FLUE Objectives 3.2 and 6.3 and Policy 3.2.7.

According to the category description of the Future Land Use Element (FLUE), Public Buildings and Facilities (PBF) is a broad land use category that is intended to accommodate major public use or community service. Such activities include but are not limited to schools, governmental activities, churches, hospitals and professional offices.

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 discusses the need for creating more concentrated activity at major intersections, such as this site located at the signalized intersection of two minor arterial roadways. The proposed amendment allows for the intensification of non-residential development on an underdeveloped site at a major intersection making the amendment consistent with the intent of the vision 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 businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment is consistent with Goal 2.3 as it facilitates development of business and commercial development at the intersection of two minor arterial roadways. 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 Strategic Regional Policy Plan.



# 2013C-022 Field Sheet



# ATTACHMENT B – TRAFFIC ANALYSIS

Produced by: **Planning and Development Department** **LB**  
 Application Number: **2013C-022**  
 Ordinance Number: \_\_\_\_\_ Date **9/16/2013**

**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	5.66							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
PBF / PBF-1	5.66	730	73,965	1,000 SF OF GLA	T = 1.21 (X) / 1000 T = 68.93 (X) / 1000	89 5,098	0.00% 0.00%	0.00% 0.00%	89	5,098
Total Section 2									89	5,098

**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	5.66	820	86,292	1,000 SF of GLA	Ln(T) = 0.67 Ln(X) + 5.83 / 1000 Ln(T) = 0.65 Ln(X) + 3.31 / 1000	543 6,170	0.00% 0.00%	15.00% 15.00%	462	5,245
Total Section 3									462	5,245
Net New Trips = Section 3 - Section 2 - Section 1									373	147

Source: Trip Generation, 9th Edition, ITE

\* Pass-by Trip % - COJ Planning & Development Department

# **ATTACHMENT B – TRAFFIC ANALYSIS**

2013C-01	Produced by: <b>Planning and Development Department</b> Application Number: <b>2013C-022</b> Ordinance Number: _____	LB Date <b>9/12/2013</b>
	0	

**Table B**

**Net New Daily External Trip Distribution**

a 373	b 147	= Total Net New External Trips (Table A)	c	(b*c)	(a*c)
Link ID 2.19	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
75	I-295	BLANDING BLVD (SR 21) TO 103RD ST (SR 134)	37.95%	56	141
76	I-295	103RD ST (SR 134) TO WILSON BLVD (SR 208)	19.88%	29	74
201	LANE AVE	WILSON BLVD TO HARLOW BLVD	70.81%	104	264
<b>204</b>	<b>103RD ST (SR 134)</b>	<b>I-295 TO HARLOW BLVD</b>	98.13%	144	366
273	FIRESTONE RD	MORSE AVE TO 103RD ST	5.74%	8	21
274	FIRESTONE RD	103RD ST TO WILSON BLVD	1.15%	2	4
277	HARLOW BLVD	BLANDING BLVD TO LANE AVE	2.78%	4	10
<b>278</b>	<b>HARLOW BLVD</b>	<b>LANE AVE TO 103RD ST</b>	<b>74.55%</b>	<b>109</b>	<b>278</b>
598	103RD ST (SR 134)	RICKER RD TO I-295	32.02%	47	119
599	103RD ST (SR 134)	HARLOW BLVD TO BLANDING BLVD (SR 21)	29.45%	43	110

**BOLD**     *Indicates Directly Accessed Segment(s)*

# ATTACHMENT B – TRAFFIC ANALYSIS

Produced by: Planning and Development Department  
 Application Number: 2013C-022  
 Ordinance Number: 9/16/2013

LB

**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	PM Hour LOS with Land Use Change
						Daily	Volumes	Daily Volumes	1 Year Growth %	Volumes w/ 5 yr Growth				
a	b	c	d	e	f	g	h							
75	I-295	BLANDING BLVD (SR 21) TO 103RD ST (SR 134)	Freeway	FDOT	6	116,600	78,500	1.00%	82,504	56	82,560	70.81%	C	
76	I-295	103RD ST (SR 134) TO WILSON BLVD (SR 208)	Freeway	FDOT	6	116,600	93,000	1.00%	97,744	29	97,773	83.85%	C	
201	LANE AVE	WILSON BLVD TO HARLOW BLVD	Collector	CITY	2	12,480	5,559	1.00%	5,843	104	5,946	47.65%	C	
204	103RD ST (SR 134)	I-295 TO HARLOW BLVD	Principal Arterial	FDOT	6	59,900	34,000	1.00%	35,734	144	35,878	59.90%	C	
273	FRESTONE RD	MORSE AVE TO 103RD ST	Collector	CITY	2	15,930	10,560	1.00%	11,099	8	11,107	69.72%	C	
274	FRESTONE RD	103RD ST TO WILSON BLVD	Collector	CITY	2	15,930	4,845	1.00%	5,092	2	5,094	31.98%	C	
277	HARLOW BLVD	BLANDING BLVD TO LANE AVE	Collector	CITY	2	14,742	3,906	1.00%	4,105	4	4,109	27.87%	C	
278	HARLOW BLVD	LANE AVE TO 103RD ST	Collector	CITY	2	12,480	6,425	1.00%	6,753	109	6,862	54.96%	C	
598	103RD ST (SR 134)	RICKER RD TO I-295	Minor Arterial	FDOT	6	59,900	47,000	1.00%	49,397	47	49,444	82.54%	C	
599	103RD ST (SR 134)	HARLOW BLVD TO BLANDING BLVD (SR 21)	Minor Arterial	FDOT	6	59,900	28,000	0.95%	29,356	43	29,399	49.06%	C	

\* As determined from Trend Analysis or FDOT LOS Report.

BOLD Indicates Directly Accessed Segment (s)

Data from City of Jacksonville Road Most recent Link Status Report dated 8/1/2013

Data from 2012 FDOT LOS Report dated 8/1/2013

## Major Intersections List

SIS Interchanges/ SH-S Intersections within Impact Area

## **ATTACHMENT C – LAND USE APPLICATION**



### **APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN**

Date Submitted:	7/17/13	Date Staff Report is Available to Public:	2013-10-04
Land Use Adoption Ordinance #:	2013-643	1st City Council Public Hearing:	2013-10-08
Rezoning Ordinance #:	2013-644	Planning Commission's LPA Public Hearing:	2013-10-10
JPDD Application #:	2013C-022	LUZ Committee's Public Hearing:	2013-10-15
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	2013-10-22

#### **GENERAL INFORMATION ON APPLICANT & OWNER**

**Applicant Information:**  
PAUL HARDEN  
LAW OFFICE OF PAUL M. HARDEN  
501 RIVERSIDE AVENUE, SUITE 901  
JACKSONVILLE, FL 32202  
Ph: (904) 396-5731  
Fax : (904) 399-5461  
Email: PAUL\_HARDEN@BELLSOUTH.NET

**Owner Information:**  
SAMUEL HOWARD  
THE EPISCOPAL CHURCH IN THE DIOCESE  
OF FLORIDA, INC.  
325 MARKET STREET  
JACKSONVILLE, FL 32202

#### **DESCRIPTION OF PROPERTY**

Acreage: 5.66  
Real Estate #(s): 014383 0000

**General Location:**  
ON THE NORTH SIDE OF 103RD ST., EAST OF I-295

Planning District: 4  
Council District: 10  
Development Area: URBAN AREA  
Between Streets/Major Features:  
I-295 and BLANDING BLVD.

**Address:**  
5142 HARLOW BLVD

#### **LAND USE AMENDMENT REQUEST INFORMATION**

Current Utilization of Property: CHURCH  
Current Land Use Category/Categories and Acreage:  
PBF 5.66

Requested Land Use Category: CGC  
Justification for Land Use Amendment:  
TO DEVELOP CONSISTENT WITH COMMERCIAL USES IN THE AREA.

Surrounding Land Use Categories: CGC, LDR, MDR, PBF, & RPI

#### **UTILITIES**

Potable Water: JEA  
Sanitary Sewer JEA

#### **COMPANION REZONING REQUEST INFORMATION**

Current Zoning District(s) and Acreage:  
PBF-2 5.66

Requested Zoning District: PUD

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>