

**PROPOSED LARGE SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: 2013-653

APPLICATION: 2013D-002-5-10

APPLICANT: PAUL HARDEN

PROPERTY LOCATION: 6827 Old Kings Road and 6829 Old Kings Road

Acreage: 24.85 acres

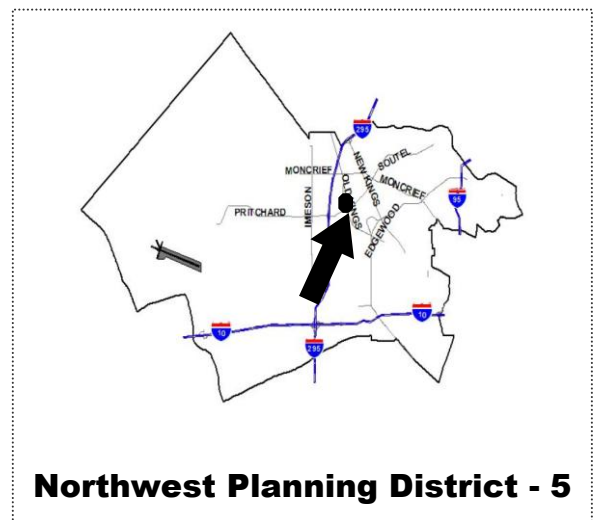
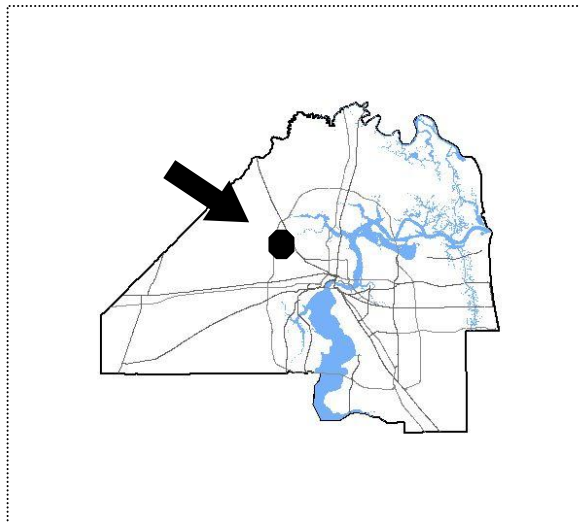
Requested Action:

	Current	Proposed
LAND USE	LDR	LI
ZONING	RR-Acre and RLD-60	IL

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
LDR	LI	5 Du/Ac	N/A	N/A	0.4 FAR	Decrease of 124 Dwelling Units	432,986 sq. ft. of Light Industrial Uses

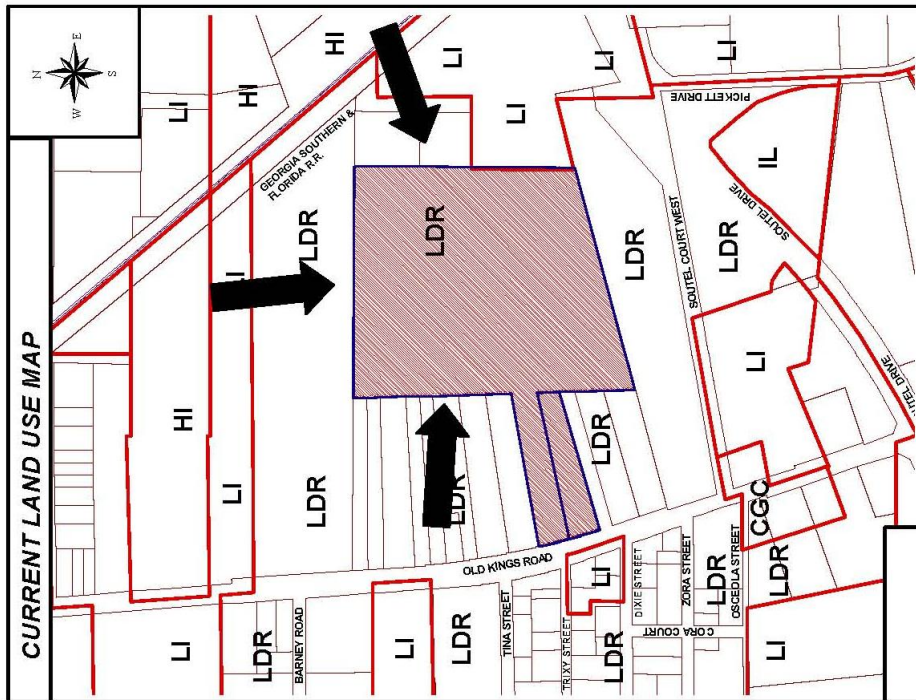
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS: Arrows point to location of proposed amendment.



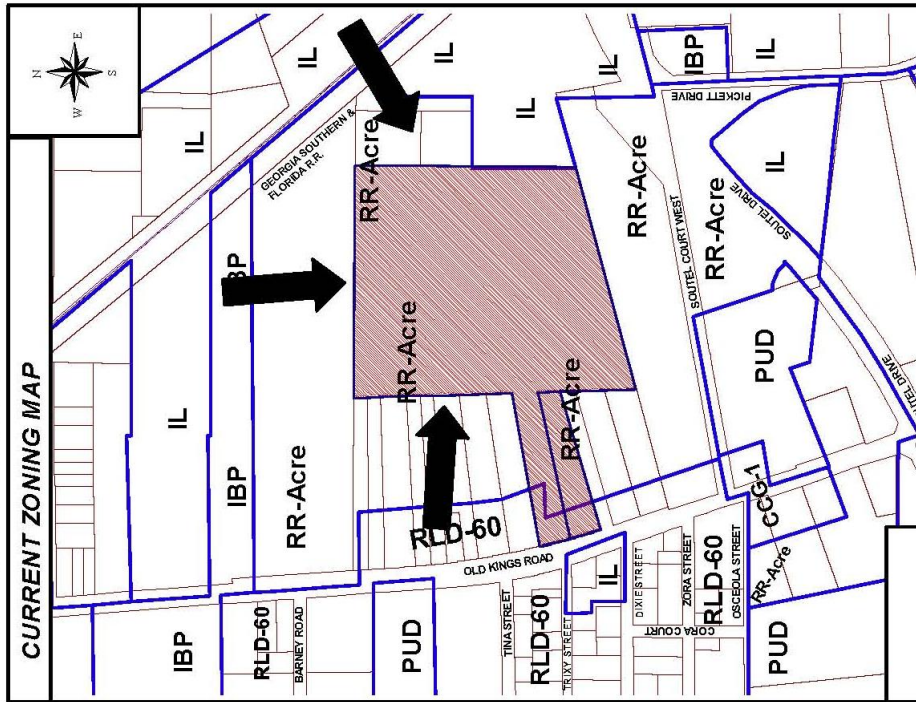
DUAL MAP

LARGE SCALE LAND USE APPLICATION 2013D-002



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

Requested FLUM Land Use Category: Light Industrial (LI)



Current Zoning District(s): Residential Rural-Acre (RR-Acre) and Residential Low Density-60 (RLD-60)

Requested Zoning District(s): Industrial Light (IL)

ANALYSIS

Background:

The 24.85 acre subject property is located on the east side of Old Kings Road, north of Soutel Drive in the Northwest Planning District and in Council District 10. The property is currently vacant.

The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Low Density Residential (LDR) to Light Industrial (LI) and a rezoning from Residential Rural-Acre (RR-Acre) and Residential Low Density-60 (RLD-60) to Industrial Light (IL). This Large Scale Future Land Use Amendment is being considered for final adoption along with the companion rezoning application proposing IL with Ordinance 2013-654.

The area surrounding the subject site includes a mix of single family residential uses, light industrial uses, and vacant land. A small portion of the property fronts Old Kings Road and is immediately adjacent to large lot single family homes to the north and south. Further north of the property is a light industrial fencing and decking business. Crossing Old Kings Road to the west of the property is a mix of uses including some single family residential, property with JEA equipment and uses, service shops and some vacant commercial/industrial buildings. The area surrounding the subject site is identified on the FLUM with mostly LDR and LI land use designations. (See Attachment A, Existing Land Utilization)

Additionally, the site is located within an Industrial Situational Compatibility Zone, which identifies appropriate areas for industrial development within Duval County. (See Attachment C, Industrial Situational Compatibility Map)

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

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.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly low sensitivity with some medium and 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.

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 land use amendment results in an increase of 1,559 new daily external trips. This segment of Old Kings Road currently has sufficient capacity to accommodate the expected traffic volumes proposed by this development. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

School Capacity

The proposed land use amendment from LDR to LI eliminates residential development potential. Therefore, school enrollment and capacity will not be impacted by this land use amendment.

Industrial Lands

The subject site is located within a designated Industrial Situational Compatibility Zone on the Industrial Preservation Compatibility Map of the Future Land Use Map Series. (See Attachment C)

Wetlands

A wetlands survey map has been prepared for the application site with the use of the City's GIS system and photogrammetric analysis. (See Attachment D) According to the Florida Land Use Code Classification System (FLUCCS) the property contains approximately 6.45 acres of "Mixed Scrub-Shrub Wetlands", "Freshwater Marsh", and "Wetland Forested Mixed" type wetlands. However, due to natural ecological succession all wetlands are now "Wetland Forested Mixed". Most of the wetlands are located on the southern half of the land use amendment site and are part of a larger isolated, transitional wetlands system extending to the south onto the adjacent property. The category III wetlands are transitional due to its mix with non-wetland areas and have a low to medium functional value by providing some water pollution and stormwater attenuation. Alteration of wetlands from development will require mitigation from the St. Johns River Water Management District.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Pelham fine sand", "Sapelo fine sand", and "Mandarin fine sand". All three series consist of nearly level poorly drained soils formed in flat areas. The Mandarin soils are formed in thick beds of marine sands and have a high water table 18 to 42 inches of the ground surface. The Pelham soils are formed in thick deposits of sandy and loamy marine sediments and have a high water table within 12 inches of the ground surface. The Sapelo soils are formed in thick loamy and sandy sediments and have a high water table 6 to 18 inches of the ground surface.

A proposed development of the property could have an impact on the site's wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no 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.

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, mitigation of the site's wetlands will satisfy that policy as well.

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.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant/Church	Light Industrial Uses
Land Use Category	LDR	LI
Development Standards For Impact Assessment	5 du/acre	.40 FAR
Development Potential	124 dwelling units	432,986 sq.ft.
Population Potential	329 people	N/A
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area	X – Industrial Situational Compatibility Zone	
Cultural Resources		X
Archaeological Sensitivity		X
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 1,559 ADT	
Water Provider	JEA	
Potential Water Impact	Decrease of 17,310 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 12,982 gallons per day	
Potential Solid Waste Impact	Increase of 1,019.8 tons per year	
Drainage Basin / Sub-Basin	Ninemile Creek Stream	
Recreation and Parks	NO	
Mass Transit	On the bus route of M5 – Moncrief B	
NATURAL FEATURES		
Elevations	0-20 feet	
Soils	Mascotte fine sand(38); Pelham fine sand(51); Sapelo fine sand(63); Surrency loamy fine sand(66);	
Land Cover	Residential Low Density(1100); Mixed Rangeland(3300); Cypress(6210); Wetland Forest Mixed(6300); Mixed scrub-shrub Wetland(6460);	
Flood Zone	NO	
Wet Lands	Cypress(6210); Wet pinelands/hydric pine(6250); Wetland Forest Mixed(6300)	
Wild Life	NO	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 24, 2013, the required notice of public hearing signs were posted. Thirty-five (35) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates. In addition, the Picketville Civic Club and the Kinlock Civic Association and the Northwest CPAC were notified of the proposed land use amendment.

The Planning and Development Department held a Preview Workshop on April 29, 2013. There were no speakers in opposition from the public.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is consistent with the following Goal, Objective and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

- | | |
|---------------|--|
| 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. |
| Policy 1.1.24 | The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc. |
| GOAL 3 | To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas. |
| 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. |

According to the Category Descriptions for the Suburban Development Areas of the FLUE, the LDR future land use category primarily permits low density residential development in the form of single-family and multi-family dwellings at up to seven dwelling units per acre.

The LI future land use category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial on residential areas such a noise, odor, toxic chemical and wastes. This category permits a variety of low intensity industrial uses

including light assembly and manufacturing, packaging, processing, storage/warehousing, transportation terminals and professional/business office uses.

The subject property is located within the boundaries of the Industrial Situational Compatibility Zone identifying the area as an appropriate site for future industrial development. The site is also located within the Northwest Planning District where the City is encouraging new development to locate. Therefore, the proposed amendment is consistent with FLUE Objective 3.2 and Policies 1.1.22 and 1.1.24.

The industrial land use categories introduction states that although some industries produce adverse impacts, and therefore should be isolated away from residential and other low intensity use areas, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. The amendment, upon adoption will be accompanied by a rezoning to Industrial Light (IL). The proposed amendment is consistent with FLUE Goal 3.

Vision Plan/Community Plan

The subject site falls within the boundaries of the Northwest Jacksonville Vision Plan. However, the Plan does not identify specific recommendations for the subject site nor does it address industrial uses.

Additionally, the subject site falls within the boundaries of the KingSoutel Crossing Corridor Community Redevelopment Plan (CRP). The proposed land use change to Light Industrial would allow a variety of uses consistent with recent development trends. Therefore, the proposed application is consistent with the KingSoutel Crossing Corridor CRP. (See Attachment E, Neighborhood Planning Section Review)

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan, Economic Development:

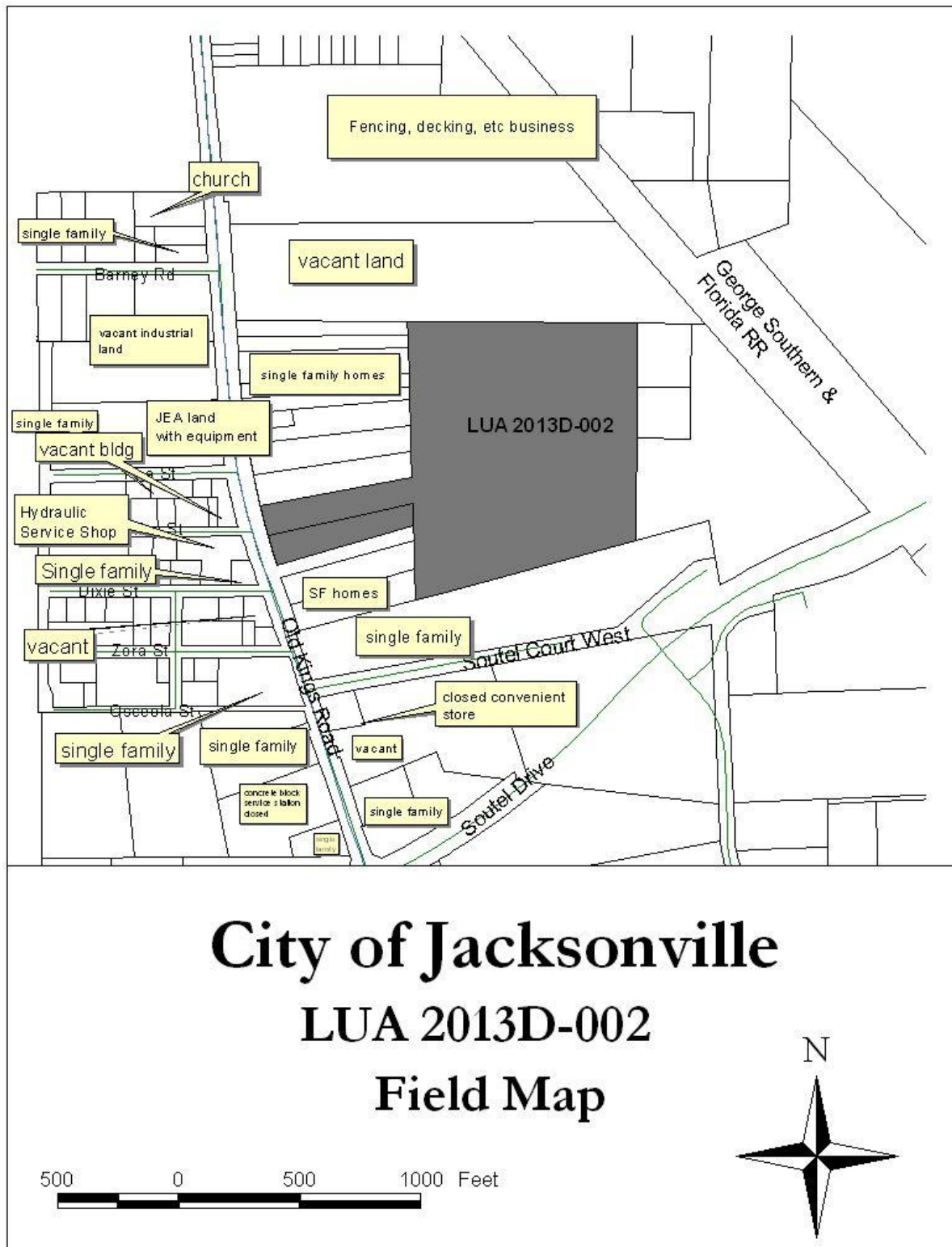
Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment is consistent with Goal 2.3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of additional business opportunities in the northeast Florida region.

RECOMMENDATION

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

ATTACHMENT A - Existing Land Utilization



ATTACHMENT B - TRAFFIC ANALYSIS

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: May 23, 2013

TO: Helena Parola
Planner III, Community Planning

FROM: Lurise Bannister
Planner II, Transportation Section

SUBJECT: Transportation Impact Analysis for LUA 2013D-002

This traffic impact analysis was conducted for Comprehensive Plan Amendment (CPA), a 24.85 acre site located on the east side of Old Kings Road and north of Soutel Drive in Jacksonville, Florida. The real estate numbers for the parcel as identified by the City of Jacksonville Property Appraiser's office is 003474-0000 and 003473-000. Figure 1 identifies the project site location.

Trip generation was estimated using the *ITE Trip Generation Manual*, 9th Edition. The current land use for this property is Low Density Residential (LDR) which allows 5 single-family dwelling units per acre. This could result in a total of 124 single family units of (ITE Land Use Code 210), on the 24.85 acre site. The number of trips expected to be generated by the existing potential use is 1,260 daily trips. The proposed land use is Light Industrial (LI) which allows 0.4 FAR per acre. Development will be limited to 432,986 square feet of industrial space (ITE Land Use Code 130). The proposed land use will generate 2,839 daily trips. There were 1,559 net daily trips for the roadway link analysis. A copy of the Trip Generation table is attached as **Table A**.

Trip distribution was conducted using the most recent version of the North Florida Transportation Planning Organization's NERPM model. **Table B** shows the resultant trip distribution percentages for each of the study area links. The results in **Table C** include the complete roadway characteristics, the amendment daily traffic for each link, the total traffic with 5-year growth, and the new proposed level of service of the roadway link.

Old Kings Road is the directly accessed functionally classified roadway to be impacted by this project and is currently operating at an acceptable LOS B. Old Kings Road has a maximum daily service volume of 13,200 vpd and a 2012 daily traffic volume of 2,836 vpd. This road segment currently has sufficient capacity to accommodate the expected traffic volumes proposed by this development.

214 N Hogan Street
Office: 904-255-7800

Ed Ball Building, Ste. 300
www.coj.net

Jacksonville, FL 32202
Fax: 904-255-7885

ATTACHMENT B - TRAFFIC ANALYSIS (CONTINUED)

Produced by: Planning and Development Department LB
 Application Number: 2013D-002
 Ordinance Number: _____ Date: 5/23/2013

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										
LDR / RR-Acre	24.85	210					0.00%	0.00%	0	0
							0.00%	0.00%		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	24.85	210	124	DUs	$\ln(T) = 0.90\ln(X) + 0.51$	128	0.00%	0.00%	128	
					$\ln(T) = 0.92\ln(X) + 2.72$	1,280	0.00%	0.00%		1,280
Total Section 2									128	1,280

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
LI / IL	24.85	130	432,986	1,000 SF of GLA	$T = 4.99(X) + 678.25/1000$	368	0.00%	0.00%	368	
					$T = 0.78(X) + 30.48/1000$	2,839	0.00%	0.00%		2,839
Total Section 3									368	2,839
Net New Trips = Section 3 - Section 2 - Section 1									240	1,559

Source: Trip Generation, 9th Edition, ITE

ATTACHMENT B - TRAFFIC ANALYSIS (CONTINUED)

Produced by: **Planning and Development Department** **LB**
 Application Number: **2013D-002**
 Ordinance Number: **0** Date: **5/23/2013**

Table B

Net New Daily External Trip Distribution

a 240	b 1,559	= Total Net New External Trips (Table A)	c	(b*c)	(a*c)
Link ID Number	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
147	OLD KINGS RD	EDGEWOOD AVE TO PLUMMER RD	85.63%	1,335	206
337	PRITCHARD RD	I-295 TO OLD KINGS RD	30.38%	474	73
575	SOUTEL DR	OLD KINGS RD TO NEW KINGS RD	33.35%	520	80

BOLD Indicates Directly Accessed Segment(s)

Produced by: **Planning and Development Department** **LB**
 Application Number: **2013D-002**
 Ordinance Number: **0** Date: **5/23/2013**

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	LOS with Land Use Change
						Daily Volumes	1 Year Growth %*	Volumes w/ 5 yr Growth					
									a				
147	OLD KINGS RD	EDGEWOOD AVE TO PLUMMER RD	Minor Arterial	City	2	13,200	2,836	1.00%	2,981	1,335	4,316	32.69%	B
337	PRITCHARD RD	I-295 TO OLD KINGS RD	Minor Arterial	City	2	33,030	14,224	1.00%	14,950	474	15,423	46.69%	B
575	SOUTEL DR	OLD KINGS RD TO NEW KINGS RD	Minor Arterial	City	2	36,700	8,704	1.00%	9,148	520	9,668	26.34%	B

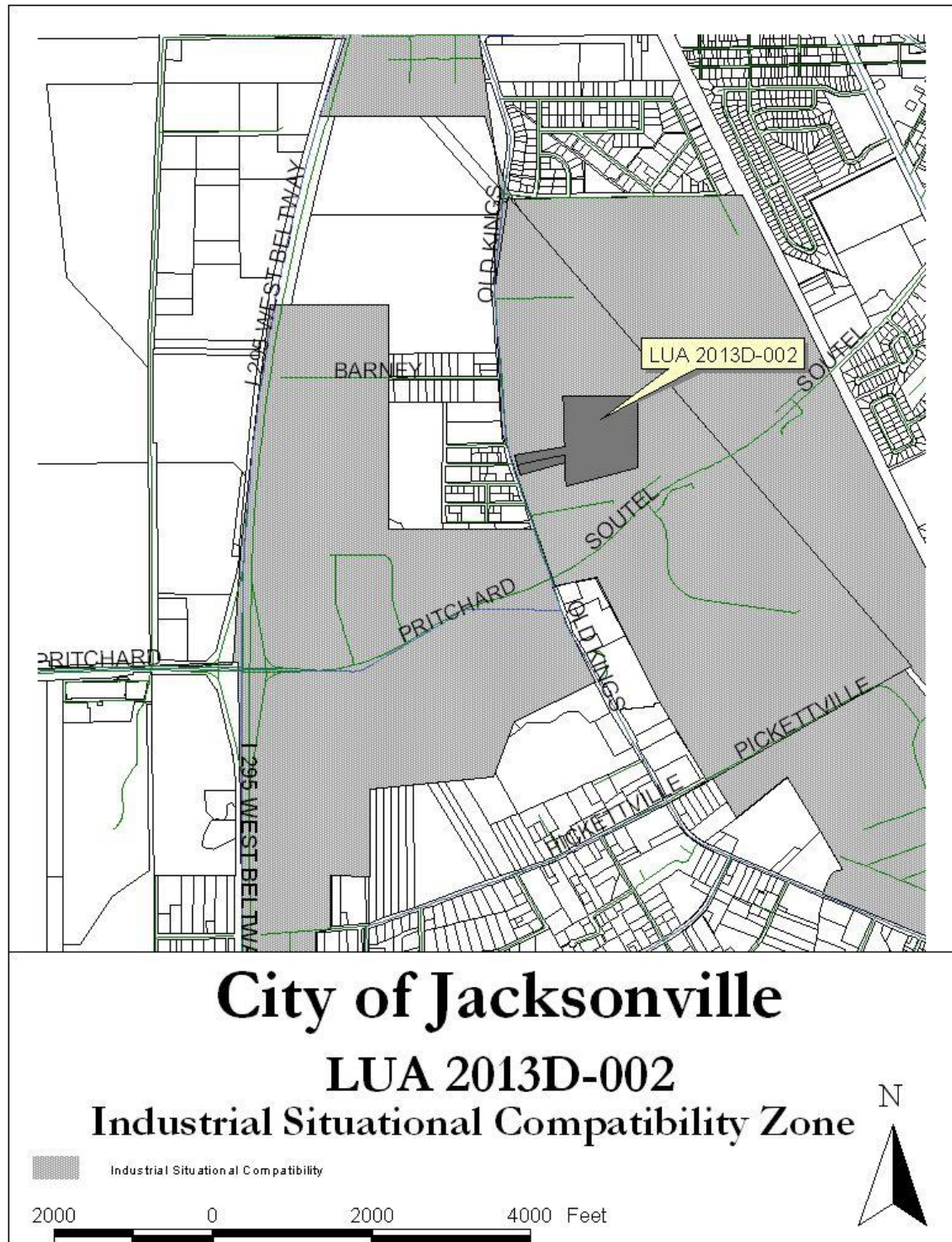
* As determined from Trend Analysis or FDOT LOS Report
BOLD Indicates Directly Accessed Segment (s)

Data from City of Jacksonville Road Most recent Links Status Report dated 10/15/2012
 Data from 2011 FDOT LOS Report dated 6/05/2012

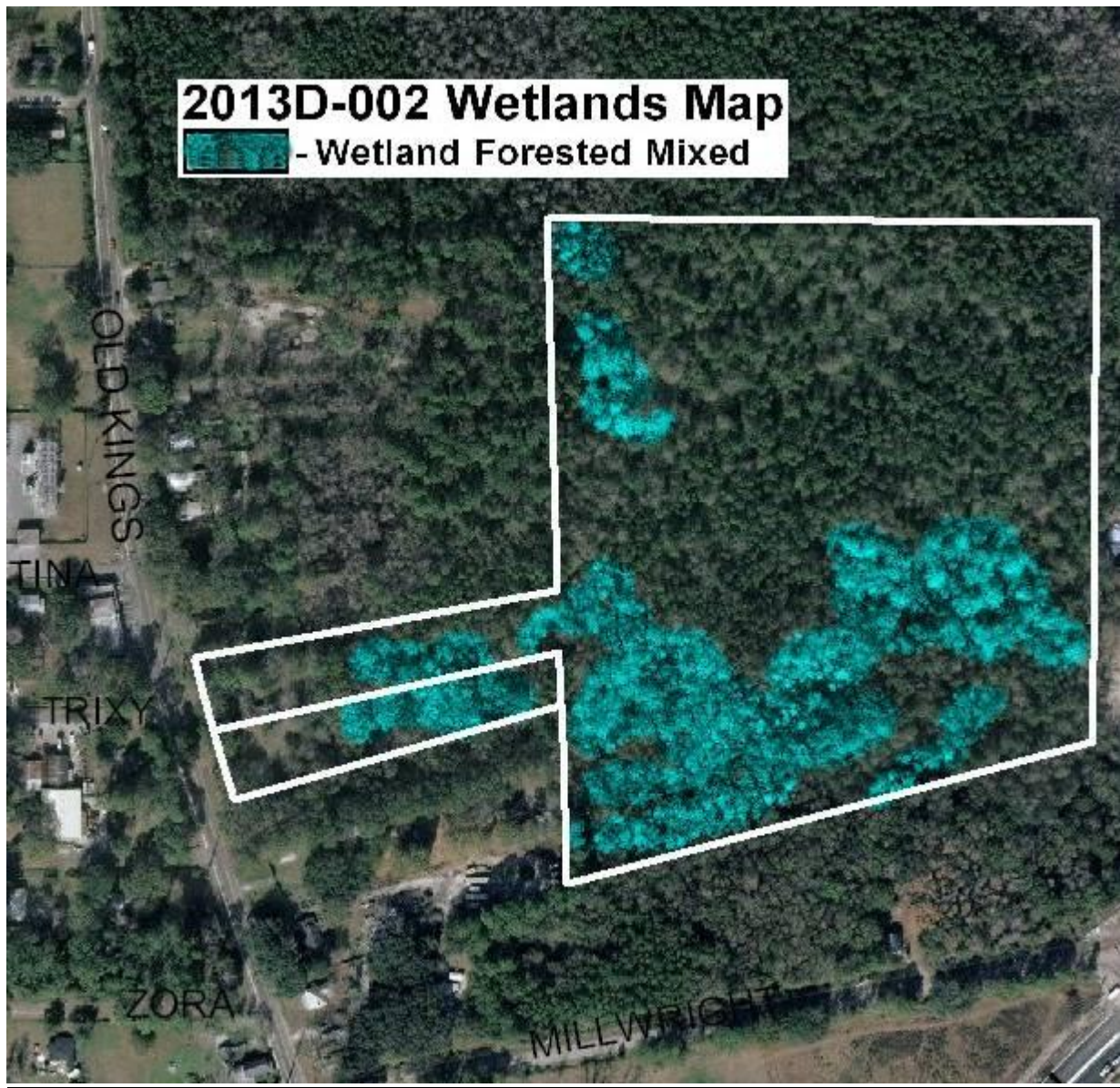
Major Intersections List

SIS Interchanges/ SHS Intersections within Impact Area

ATTACHMENT C – Industrial Sanctuary Map



ATTACHMENT D – Wetlands Map



ATTACHMENT E – Neighborhood Planning Section Review

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

TO: Helena Parola, City Planner III
FROM: Lisa S. Ransom, City Planner III
DATE: April 23, 2013
RE: 2013D-002 Land Use Amendment
KingSoutel Crossing (Corridor) Community Redevelopment Plan
Ordinance 2008-919-E

The subject property consists of a parcel along the east side of Old Kings Road (Real Estate #003474 0000) located in the KingSoutel Crossing (Corridor) Community Redevelopment Plan (CRP) area (see attached map). The subject property contains approximately 25 acres, and according to the Property Appraiser's database, the site is undeveloped land with an existing land use designation of Low Density Residential (LDR).

Subject Property

RE #	003474-0000
Tax District	GSK
Property Use	9900 ACRG ZONED RR OR AGR
# of Buildings	0
Legal Desc.	
Subdivision	00034 PICKETVILLE S/D PT SIBALD
Total Area	1018558

The entire redevelopment area is located on parcels surrounding the New Kings Road I-295 interchange and the Pritchard Road and I-295 interchange as well as the parcels in between the two interchanges which front and surround New Kings Road, Soutel Road, and Pritchard Road. The subject property is located in the Old Kings District section of the Community Redevelopment Area. The Old Kings District is described in the plan as "reminiscent of rural Florida because of its mix of small houses and larger lots." The plan also identifies the district as "extremely well situated to provide workforce housing to the surrounding industrial areas. Additionally, in reference to minor redevelopment projects within the Old Kings District, the plan states that "there is a market to support retail, office and housing in the District and a variety of development and projects are appropriate."

The applicant proposes a Land Use of Light Industrial (LI) in order to develop "consistently with surrounding and adjoining industrial uses". The proposed Land Use change to Light Industrial would allow a variety of uses consistent with recent development trends. Therefore, the proposed application 2013D-002 is **consistent** with the KingSoutel Crossing (Corridor) CRP.

ATTACHMENT F – Land Use Amendment Application



APPLICATION FOR LARGE SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	3/25/13	Date Staff Report is Available to Public:	10/4/13
Land Use Adoption Ordinance #:	2013-653	1st City Council Public Hearing:	10/8/13
Rezoning Ordinance #:	2013-654	Planning Commission's LPA Public Hearing:	10/10/13
JPDD Application #:	2013D-002	LUZ Committee's Public Hearing:	10/15/13
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	10/22/13

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:
WM. CARY WRIGHT
HERBERT ROYAL WRIGHT, JR. REVOCABLE
TRUST UNDER AGREEMENT DATED OCT. 25, 2002
1838 THOMPSON RD.
LITHIA, FL 33547

DESCRIPTION OF PROPERTY

Acreage: 24.85
Real Estate #(s): 003473 0000
003474 0000

General Location:
EAST SIDE OF OLD KINGS RD., NORTH OF SOUTEL DR.

Planning District: 5
Council District: 10
Development Area: SUBURBAN AREA
Between Streets/Major Features:
SOUTEL DR. and MONCRIEF RD. W.

Address:
6827 OLD KINGS RD
6829 OLD KINGS RD.

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT
Current Land Use Category/Categories and Acreage:
LDR 24.85

Requested Land Use Category: LI
Justification for Land Use Amendment:
TO DEVELOP CONSISTENT WITH SURROUNDING/ADJOINING INDUSTRIAL USES.

Surrounding Land Use Categories: LDR, LI

UTILITIES

Potable Water: JEA
Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RR-Acre 24.04
RLD-60 0.81

Requested Zoning District: IL

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