

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



OVERVIEW

ORDINANCE: 2013-655

APPLICATION: 2013D-003-6-11

APPLICANT: L. CHARLES MANN

PROPERTY LOCATION: 16023 Main Street North

Acreage: 29.62 Acres

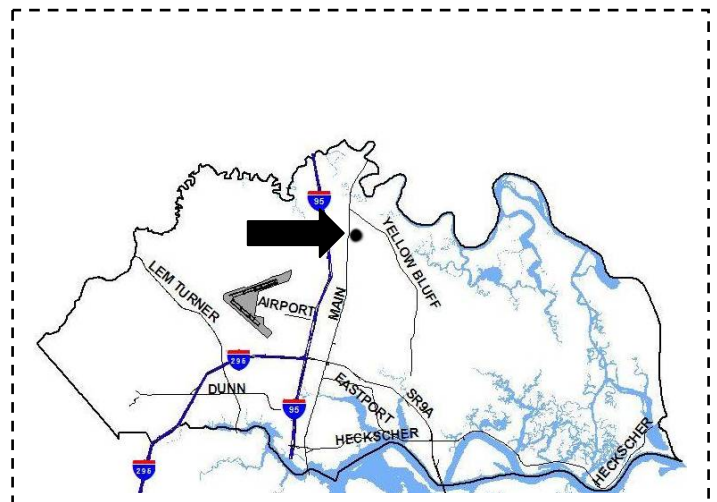
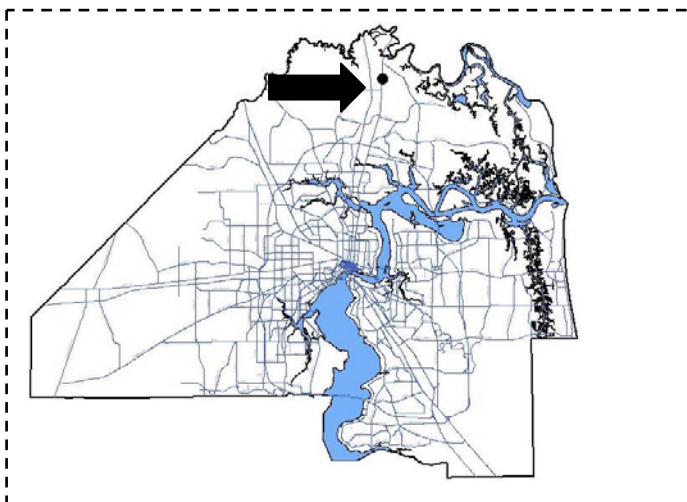
Requested Action:

	Current	Proposed
LAND USE	CGC (2.5 Ac.) MDR (27.12 Ac.)	LDR
ZONING	PUD	RLD-50

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
CGC & MDR	LDR	15 DU/AC 407MF Units	5 DU/AC 149 SF Units	38,115 SF At 0.35 FAR	0 SF	Decrease of 258 DUs	Decrease of 38,115 SF of Reatail

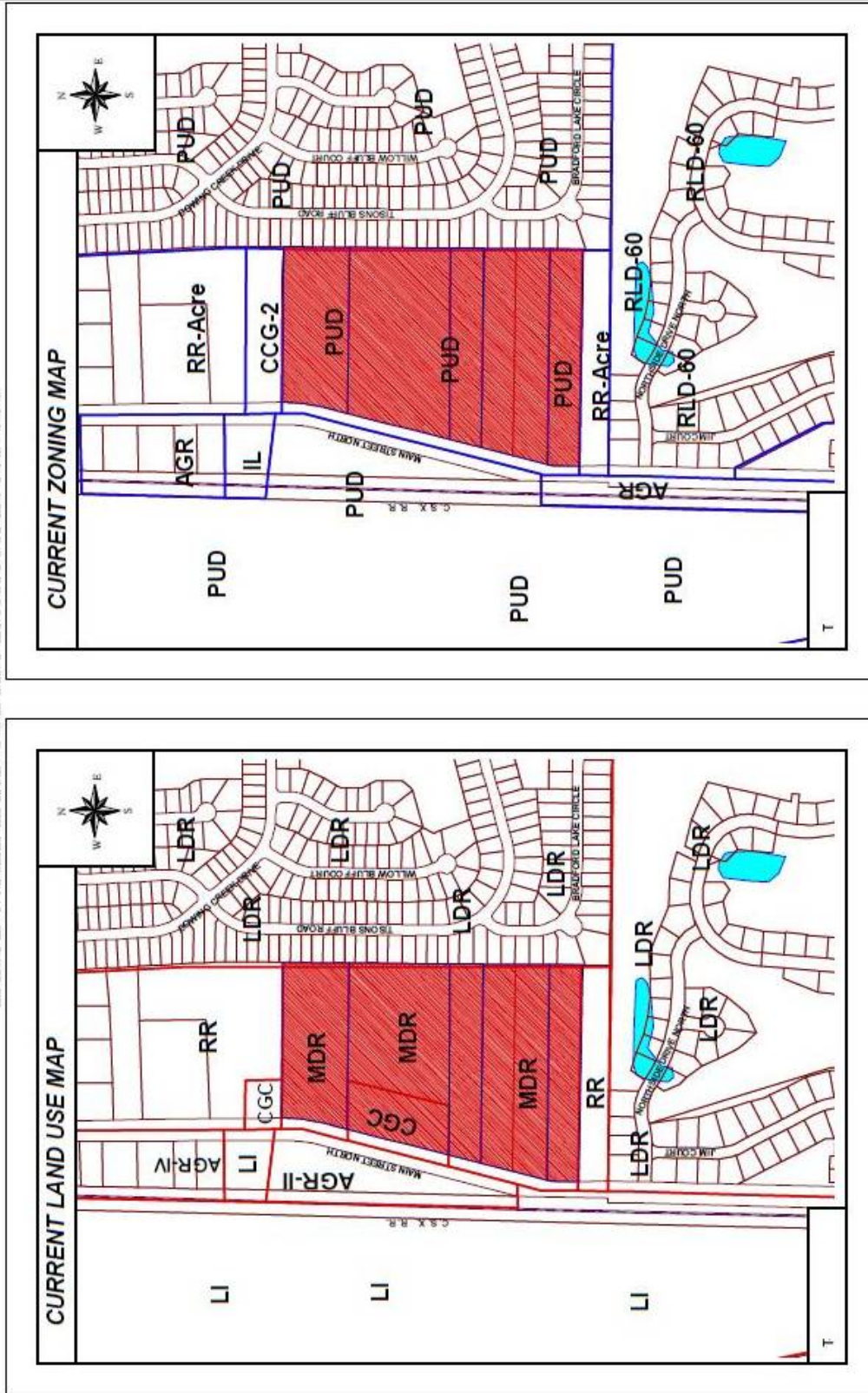
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS: Arrows point to location of proposed amendment.



DUAL MAP PAGE

LARGE-SCALE LAND USE APPLICATION 2013D-003



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

Requested Zoning District(s): Residential Low Density-50 (RLD-50)

Existing FLUM Land Use Categories: Community/General Commercial (CGC) and Medium Density Residential (MDR)

Requested FLUM Land Use Category: Low Density Residential (LDR)

ANALYSIS

Background:

The subject property is situated on the east side of North Main St. between Northside Dr. North and Tisonia Road. The 29.62 acre property is located within the North Planning District and Council District 11. Vegetation has been cleared and there is an active borrow pit on the site.

The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Medium Resident Density (MDR) and Community General Commercial (CGC) to Low Density Residential (LDR) and a change in zoning from Planned Unit Development (PUD) to Residential Low Density – 50 (RLD-50). According to the applicant, the land use request is to allow a change from retail commercial and multifamily housing to single family homes. The companion rezoning application is being processed concurrently with this land use amendment application pursuant to PUD Ordinance 2013-656.

In 2006 this property underwent a land use change and rezoning (Ordinances 2006-462 and 463) that amended the existing Rural Residential (RR) designations to the current categories. The previous page, Dual Map and Attachment A (Existing Land Utilization) illustrate the land use, zoning and current uses of property surrounding the subject site. On the east, there is a large residential subdivision under construction, Tisonia Landing which contains lots ranging in width from 50 to 75 feet. To the south is a vacant RR lot that separates this site from an established residential subdivision on 60 foot lots called Pine Lakes. To the west, between Main Street and the railroad is vacant land. To the north are several single family homes on large rural parcels.

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

Impacts and Mitigation:

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).

School Capacity

The proposed land use map amendment has a potential development of 149 single-family dwelling units. This development was analyzed to determine whether there is adequate school capacity, for each school type (elementary, middle, and high school), to accommodate the proposed development, based on the LOS standards (105% of permanent capacity), concurrency service areas (CSAs) for elementary, middle and high schools, and other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

Development Potential: 149 Single-Family Dwelling Units

School Type	CSA	2012-13 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	7	3,187	90%	25	79%	1,684
Middle	1	9,445	84%	11	76%	2,537
High	1	2,272	105%	14	78%	412
Total New Students				50		

Total Student Generation Yield:
0.333

Elementary:
0.167

Middle:
0.073

High:
0.093

The analysis of the proposed residential development does reveal that high school is 105% utilized for the current school year. However, based on the 5-year projection there is no deficiency for school capacity. The applicant should apply for a formal review and testing for school concurrency through the Concurrency Management & Mobility Service Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within areas of high and 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.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in no 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	Undeveloped	Single-Family Dwellings
Land Use Category	CGC (2.5 Ac), MDR (27.12 Ac)	LDR
Development Standards For Impact Assessment	CGC 0.35 FAR / MDR 15 DU/Ac	5 DU/Ac
Development Potential	38,115 Sq. Ft. Retail Commercial Uses & 407 Multi-Family DUs	149 Single-Family DUs
Population Potential	954 People	393 People
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	X- JIA 150' Height Zone	
Industrial Preservation Area		X
Cultural Resources	X-Low Probability with Some Areas of High Sensitivity	
Archaeological Sensitivity	X-Low Probability with Some Areas of High Sensitivity	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Maintain LOS	
Water Provider	JEA	
Potential Water Impact	Potential Decrease of 57,948 GPD	
Sewer Provider	JEA	
Potential Sewer Impact	Potential Decrease of 43,461 GPD	
Potential Solid Waste Impact	Potential Derease of 731.8 Tons Per Year	
Drainage Basin / Sub-Basin	Deese Creek	
Recreation and Parks	Half Moon Island (Approx. 2 miles north of subject site)	
Mass Transit	N/A	
NATURAL FEATURES		
Elevations	35 feet	
Soils	Hurricane and Ridgewood Soils, 0 to 5 Percent Slopes; Leon Fine Sand, 0 to 2 Percent Slopes	
Land Cover	Residential, Low Density; Upland Mixed Coniferous Hardwood, Pine Flatwoods, Upland Shrub and Brushland	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 24, 2013, the required notices of public hearing signs were posted. 23 notices were mailed out to adjoining property owners and the North CPAC 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 April 29, 2013. There were no speakers in opposition from the public.

The North CPAC reviewed this proposed amendment and stated they had no objections to the requested changes.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

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

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.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

According to the category descriptions of the Future Land Use Element:

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Urban Priority Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. The maximum gross density shall be 20 units/acre and the minimum gross density shall be 10 units/acre.

The proposed land use amendment is attempting to address current market conditions for this area of town and possibly encourage actual development of property that has been

vacant since 2006. The proposed change is also more in keeping with both the existing development pattern and that which is currently being built. Therefore, the proposed amendment meets the requirements of the above cited policies.

Vision Plan

The application site lies within the North Jacksonville Shared Vision Plan area. The plan does not identify specific recommendations for the subject site.

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.

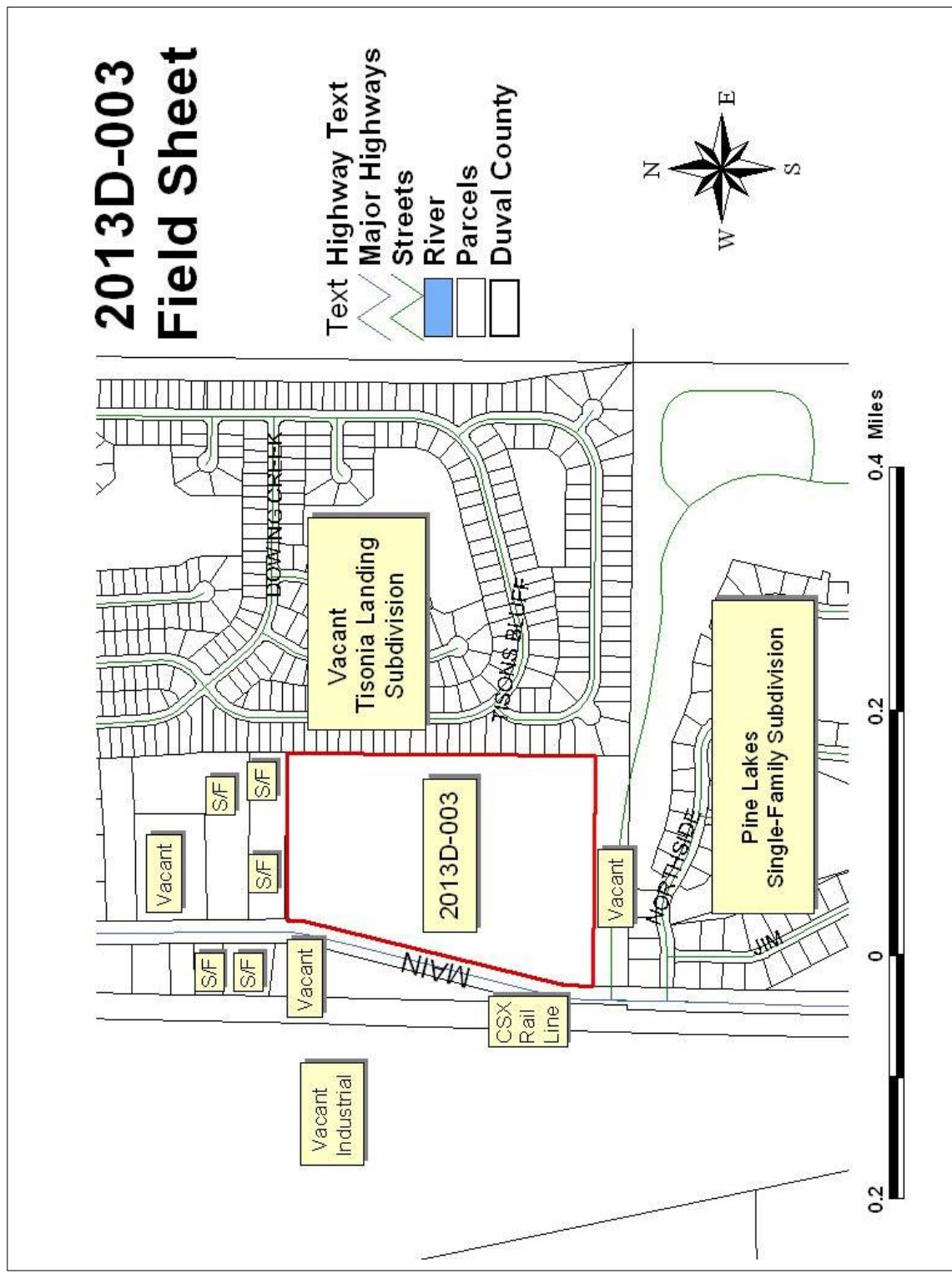
The proposed amendment is likely to increase the opportunity for residential construction jobs and increase the market for new business to locate in the North Planning District.

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:


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										
CGC / PUD	2.5						0.00%	0.00%	0	0
MDR / PUD	27.12						0.00%	0.00%		
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
CGC / PUD	2.5	820	38,115	1000 SF of GLA	$\ln(T) = 0.87 \ln(X) + 3.31 / 1000$ $\ln(T) = 0.86 \ln(X) + 0.51 / 1000$	314 3,828	5.43% 5.43%	15.00% 15.00%	255	2,818
MDR / PUD	27.12	220	407	DUs	$T = 0.55(X) + 17.85$ $T = 6.06(X) + 123.58$	242 2,590	0.00% 0.00%	0.00% 0.00%	242	2,590
Total Section 2									497	5,508
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
LDR / RLD-50	29.82	210	149	DUs	$\ln(T) = 0.90 \ln(X) + 0.51$ $\ln(T) = 0.92 \ln(X) + 2.72$	150 1,518	0.00% 0.00%	0.00% 0.00%	150	1,518
Total Section 3									150	1,518
Net New Trips = Section 3 - Section 2 - Section 1									0	0

ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR LARGE-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	4/4/13	Date Staff Report is Available to Public:	06/07/2013
Land Use Transmittal Ordinance #:	2013-347	1st City Council Public Hearing:	06/11/2013
JPDD Application #:	2013D-003	Planning Commission's LPA Public Hearing:	06/13/2013
Assigned Planner:	Gary Kresel	LUZ Committee's Public Hearing:	06/18/2013
		2nd City Council Public Hearing:	06/25/2013
<u>GENERAL INFORMATION ON APPL</u>		<u>T & OWNER</u>	
Applicant Information: L MANN MANN-PELLICER 165 ARLINGTON ROAD JACKSONVILLE, FL 32211 Ph: 904-721-1546 Fax: 904-721-1582 Email: CHARLIEMANN1@COMCAST.NET		Owner Information: TD SIGNATURE, LLC PO BOX 939 YULEE, FL 32041 Ph: 904-721-1546 Fax: 904-721-1582	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	29.62	General Location:	EAST SIDE OF MAIN STREET, BETWEEN TISONIA ROAD AND NORTHSIDE DRIVE
Real Estate #(s):	108148 0010	Address:	16023 MAIN ST N
Planning District:	6		
Council District:	11		
Development Area:	SUBURBAN AREA		
Between Streets/Major Features:	TISONIA ROAD and NORTHSIDE DRIVE		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT LAND			
Current Land Use Category/Categories and Acreage:			
CGC	2.50		
MDR	27.12		
Requested Land Use Category:	LDR	Surrounding Land Use Categories:	AGR-II, LDR, & RR
Justification for Land Use Amendment: SO THAT THE SITE MAY BE DEVELOPED FOR SINGLE FAMILY RESIDENTIAL			
<u>UTILITIES</u>			
Potable Water:	JEA	Sanitary Sewer	JEA
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage:			
PUD	29.62		
Requested Zoning District: RLD-50			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			