

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2013-656 TO

PLANNED UNIT DEVELOPMENT

OCTOBER 10, 2013

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2013-656** to Planned Unit Development.

<i>Location:</i>	15961 North Main Street, between Yellow Bluff Road and Northside Drive North
<i>Real Estate Number(s):</i>	108148-0010
<i>Current Zoning District:</i>	Planned Unit Development (PUD 06-463)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR) Community General Commercial (CGC)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	North - 6
<i>City Council District:</i>	The Honorable Ray Holt, District 11
<i>Applicant/Agent:</i>	L. Charles Mann 165 Arlington Road Jacksonville, Florida 32211
<i>Owner:</i>	KHS North Main Street, LLC 3675 Pine Street Jacksonville, Florida 32205
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2013-656** seeks to rezone approximately 27.1 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 80 detached single family homes. The minimum lot area is 5,000 square feet and the minimum lot width is 50 feet.

There is an active borrow pit on the property which was approved by Exception (E-12-01). Plans have been submitted to the Development Services Division to close and re-grade the borrow pit.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) and Community General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series 2013D-003 (Ordinance 2013-655) that seeks to amend the portion of the site that is within the MDR and CGC land use categories to Low Density Residential (LDR). Staff is recommending that Application for Large-Scale Land Use Amendment to the Future Land use Map Series 2013D-003 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

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. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

The uses provided herein shall be applicable to all LDR sites within the Suburban Area.

Principal Uses: Single family and Multi-family dwellings;

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Animals other

than household pets; Foster care homes.

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR) and Community General Commercial (CGC). There is a companion Application for Large-Scale Land Use Amendment to the Future Land use Map Series 2013D-003 (Ordinance 2013-655) that seeks to amend the portion of land that is within the MDR and CGC land use category to LDR.

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

F.L.U.E. Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

The proposed application indicates that the site will be serviced with electric, water and sewer by JEA. The gross density will be 2.97 units/acre which does not exceed the 7 units/acre of the LDR Land Use Category.

F.L.U.E. Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

F.L.U.E. 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.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The proposed site plan is designed as a conventional subdivision with four short cul-de-sacs. This design is similar to other subdivisions in the immediate area.

The use of topography, physical environment and other natural features: The existing borrow pit will be incorporated into the design of the subdivision. It will be used for stormwater detention and have a recreational trail along the perimeter.

The use and variety of building setback lines, separations, and buffering: The written description contains setbacks and development standards that are similar to standards in the Residential Low Density zoning districts. These standards encourage conformity with the

proposed development.

The variety and design of dwelling types: The application does not mention the architectural style to be used or the variety of designs, but it is common for builders to use several designs to relieve the monotony of a single design.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area with similar existing residential subdivisions and where other residential developments are proposed. Single family development at this location complements the existing residential development and increases the housing options in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Undeveloped
South	RR	RR-Acre	Undeveloped
East	LDR	PUD (03-1213)	Single family subdivision
West	AGR	PUD (09-536)	Railroad tracks / Undeveloped

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as a single family development, which is not to exceed 80 dwelling units. The PUD is appropriate at this location because it will provide additional housing opportunities for those in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed PUD fronts on North Main Street, which is a FDOT maintained roadway. The FDOT memorandum dated September 25, 2013, recommends an analysis to determine if north and south bound turn lanes are necessary. Any driveway connections will be reviewed and approved by the FDOT.

(7) Usable open spaces plazas, recreation areas.

Under Section 656.420, Zoning Code, the project is allowed to provide 435 square feet per lot for recreation or contribute \$250 per lot for a recreation and open space fee. The Site Plan shows a 9.8 acre lake which will have a trail along the bank.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, the written description states “Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 30, 2013, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2013-656** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated June 6, 2013.
2. The subject property shall be developed in accordance with the original written description dated August 13, 2013.
3. The subject property shall be developed in accordance with the original site plan dated August 13, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 18, 2013 or as otherwise approved by the Planning and Development Department.



