

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



OVERVIEW

ORDINANCE: 2014-126

APPLICATION: 2013C-032-6-11

APPLICANT: LARA DIANE HIPPS

PROPERTY LOCATION: 13939 Hollings Street

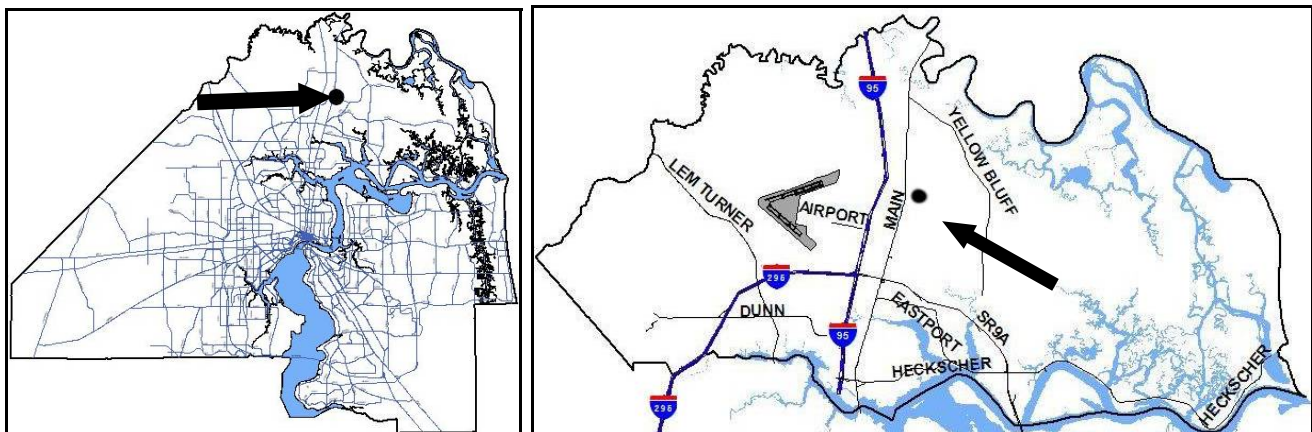
Acreage: 0.25 Acres

Requested Action:

	Current	Proposed
LAND USE	LDR	MDR
ZONING	RLD-60	PUD

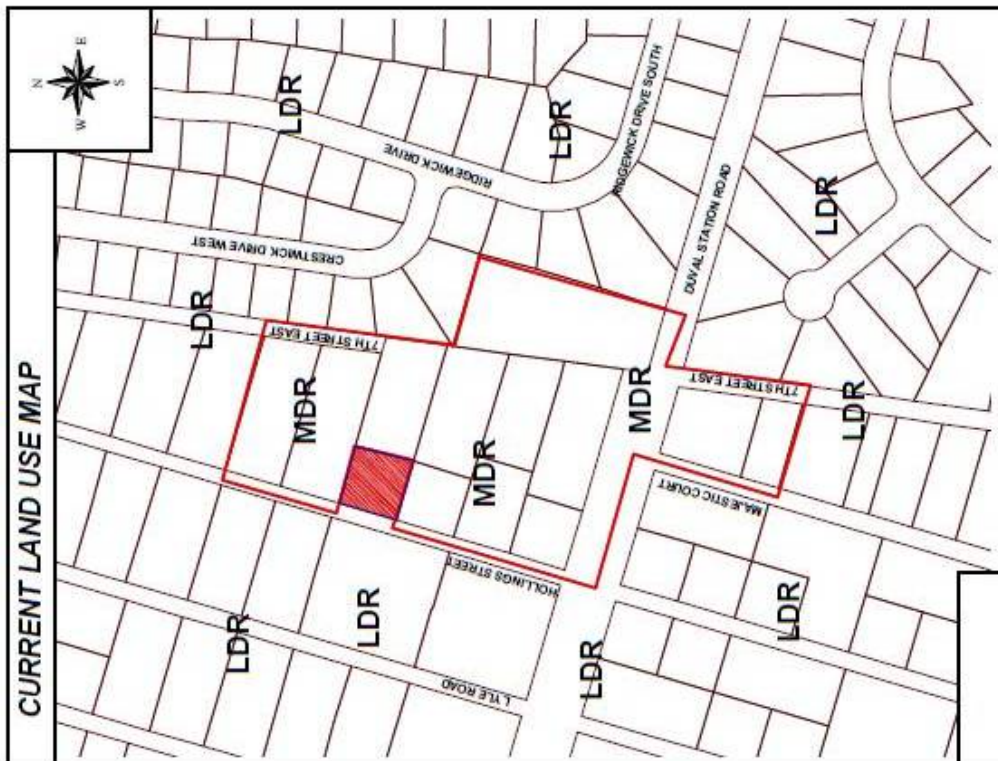
Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (0.35 FAR)	Proposed Maximum Intensity (0.35 FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
LDR	MDR	5 DU/Ac 1 S/F Dwelling Units	15 DU/AC 4 M/F Dwelling Units	0 SF	0 SF	Increase of 2 Dwelling Units at 15 DU/Ac	No Change of 0 SF

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL
LOCATION MAPS:



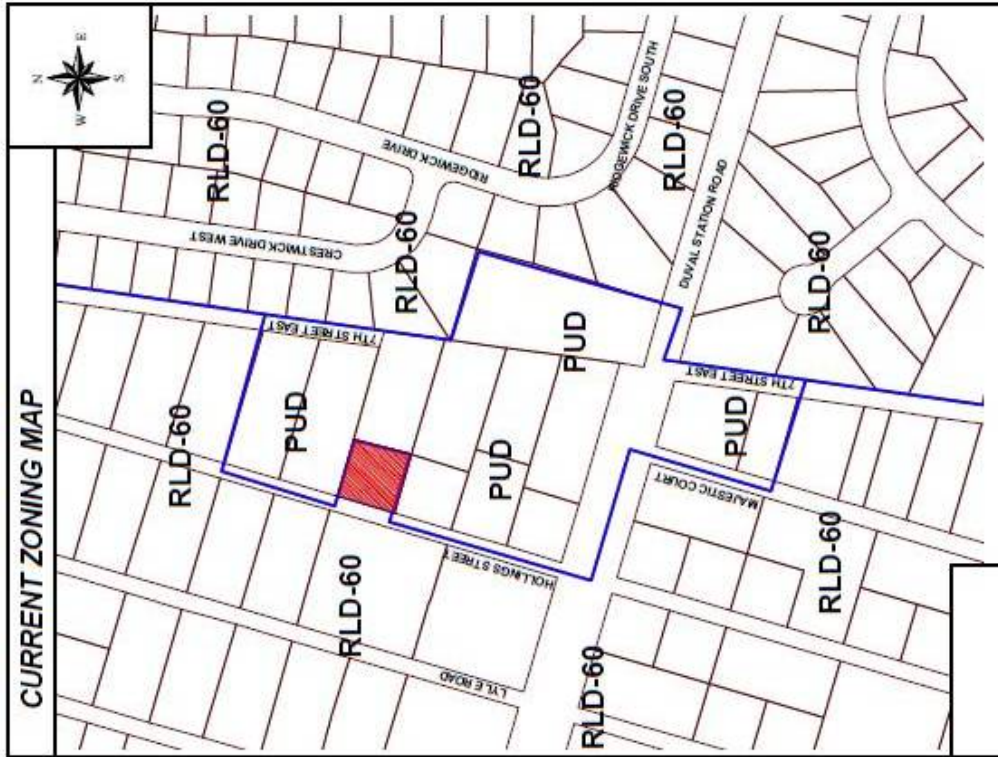
DUAL MAP PAGE

SMALL-SCALE LAND USE APPLICATION 2013C-032



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

Requested FLUM Land Use Category: Medium Density Residential (MDR)



Current Zoning District(s): Residential Low Density (RLD-60)

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

ANALYSIS

Background:

The subject property is located on the east side of Hollings Street and approximately 350 north of the Hollings Street/Duval Station Road intersection. It is within the North Planning District, situated in Council District 11 and the North Jacksonville Shared Vision Plan. The 0.25 acre parcel currently consists of single family home.

The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Low Density Residential (LDR) to Medium Density Residential (MDR) and a rezoning per Ordinance 2014-127 from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). It is planned that the parcel will become part of a larger PUD for an 88 unit multifamily project (Ordinance 2012-335). The project site is located in the Suburban Development Area of the City and Hollings Street is classified as a "Local" roadway while Duval Station Road is classified as a collector roadway.

As shown on Attachment A surrounding the subject site is MDR land use category and a zoning District of PUD for the 88 unit multi-family project. Across the street and on the west side of Hollings Street is LDR and the zoning is RLD-60. Surrounding the land use amendment application site the area consists of owner occupied and renter single family homes and mobile homes built in the 80's, 70's, 60's and in some cases from the 1940's. This area is undergoing a significant change as a result of the development of the regional mall – the River City Market Place and its supporting retail and ancillary employment generators such as Baptist Hospital. These uses are located to the west of the site from I-95 along Duval Road to Main Street. At the intersection of Main St. and Duval Station Road, new commercial shopping centers are under construction. To the east of the subject property and its larger associated PUD are Crestwick Crossings another large residential subdivision, North Creek, has recently been built along Duval station Road.

School Impact Analysis

The proposed land use map amendment has a potential development of 4 multi-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: 4 Multi-Family Units

School Type	CSA	2013-14 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	7	3,278	93%	1	85%	408
Middle	1	9,571	84%	0	78%	2,650
High	7	2,332	108%	0	81%	238
Total New Students				1		

Impacts and Mitigation:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the appropriate residential density by residential land use category, or the Development Impact Standards (non-residential categories), for the subject site. Development Impact Standards are detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*. These standards produce development potentials shown on the attached *Impact Assessment*.

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 12 net new daily external trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

IMPACT ASSESSMENT

2013C-032 0.25 Acres

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Single family Dwelling	Apartments
Land Use Category	LDR	MDR
Development Standards For Impact Assessment	5 DU/AC	15 DU/AC
Development Potential	1 DUs	4 DUs
Population Potential	2 People	7 People
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		x
Airport Environ Zone		x
Industrial Preservation Area		x
Cultural Resources		x
Archaeological Sensitivity	Low Probability	
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 12 new daily trips	
Water Provider	JEA	
Potential Water Impact	Increase of 439 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 329 gallons/day	
Potential Solid Waste Impact	Increase of 5,2 tons/year	
Drainage Basin / Sub-Basin	Duncreek Drainage Basin and Sub-Basin	
Recreation and Parks	Tom Marshall Park	
Mass Transit	N/A	
NATURAL FEATURES		
Elevations	30 feet	
Soils	Leon Fine Sand	
Land Cover	1200-Residential Medium Density	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on December 10, 2013, the required notices of public hearing signs were posted. Twenty-five (25) notices were

mailed out to adjoining property owners 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 December 16, 2013. There were no speakers in opposition to this 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 (FLUE):

- | | |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 |
| 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 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. |
| Objective 3.4 | Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities. |
| Objective 6.3 | The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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. |

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 per 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 per acre and the minimum gross density shall be 10 units per acre.

The accompanying zoning for this application is a PUD which provides for buffering and setbacks from the surrounding single family homes and therefore is in compliance with Policy 1.1.12. This proposal is redeveloping housing as an infill development as encouraged by Policies 1.1.22 and 6.3. The proposal to create apartment provides for another type of housing in an area that is seeing a great deal of new growth in retail commercial centers and employment generators thereby meeting the intent of Policy 3.1.6 and Objective 3.4.

Vision Plan

The application site lies within the North Jacksonville Vision Plan Area. The plan does not identify specific recommendations for the subject site. However, the Plan does identify a summary of recommendations for future planning efforts in the vision plan area. Recommendations such as prevention of urban sprawl, protection of established neighborhoods, rehabilitation of blighted areas, and provide suitable sites for various institutional facilities are suggested in the vision plan. The vision plan also encourages the development of residential areas near commercial areas along Main Street, a major road corridor. Therefore, the proposed multi-family development provides consistency with the North Jacksonville Vision Plan.

Strategic Regional Policy Plan Consistency

The proposed amendment is inconsistent with the following Policy of the “Improve Quality of Life and Provide Quality Places in Northeast Florida” objective:

Policy 9: Each local government is encouraged to provide affordable and work force housing, using the parameters of its choosing and based on its needs, while considering that each community in the Region includes residents at all income levels and communities are strengthened when they bring these together; the community is diverse socially and economically providing all residents with the opportunity to thrive. Each local government is encouraged to inventory affordable and workforce units in their jurisdiction and to share this information through the Regional atlas/data clearinghouse.

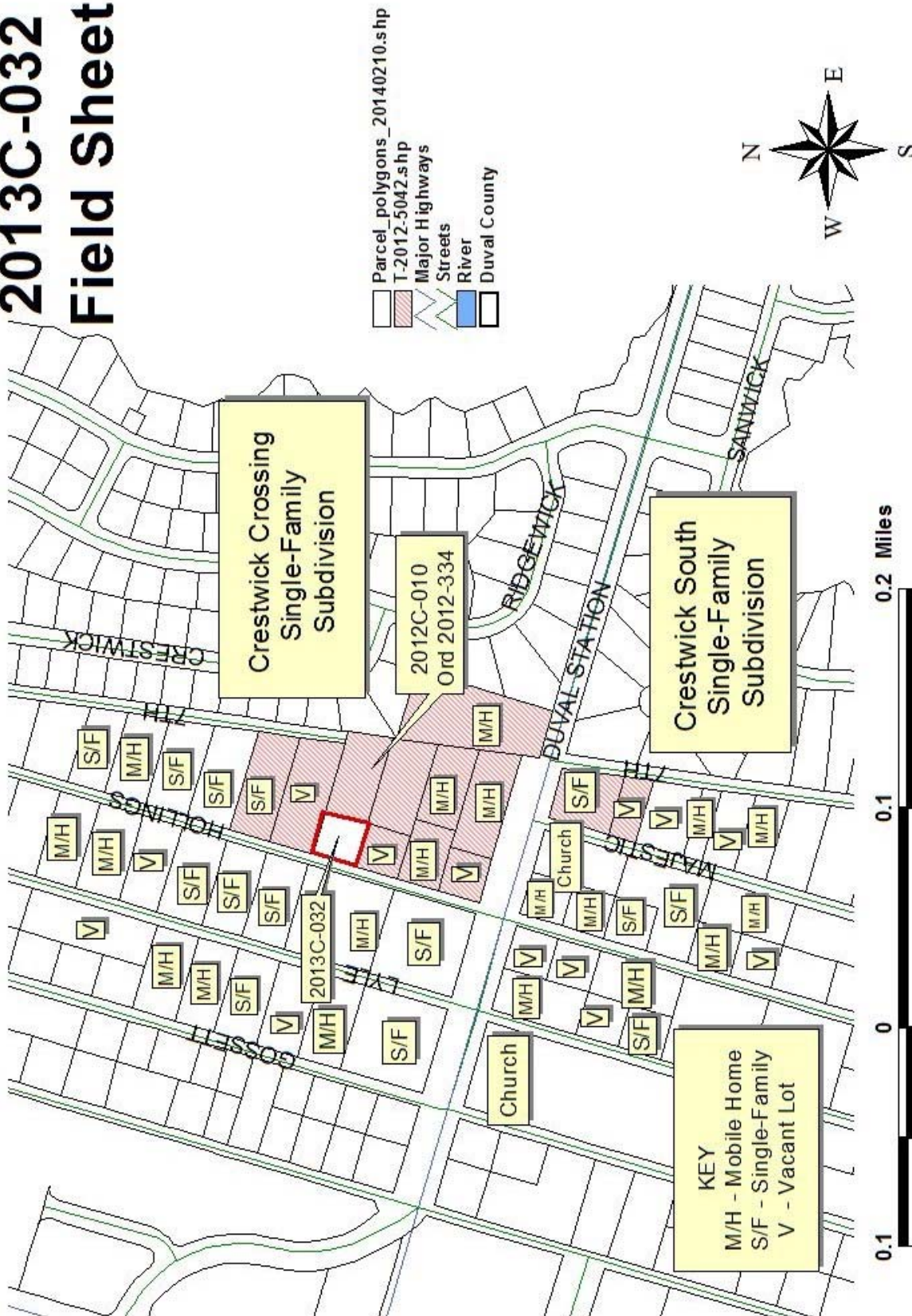
As noted above, the proposed amendment to MDR is located in a predominantly residential area with access to a residential area and street. The proposed amendment is consistent with the upcoming character of the nearby region and is therefore consistent with Policy 9 of the Strategic Regional Policy Plan.

RECOMMENDATION

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

ATTACHMENT A

2013C-032 Field Sheet



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2013C-032
 Date: 12/27/2013
 Mobility Zone / Development Area: 3 / Suburban
 Planning District: 6
 Council District: 11

Table A

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 Daily Trip Ends
Mobile Home	0.25	240	1	DU	T = 4.99(X)	5.00			5
Total Section 1									5

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 Daily Trip Ends
LDR / RLD-60	0.25	210	1	DUs	T = 9.52(X)	10	0.00%	0.00%	10
Total Section 2									10

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 Daily Trip Ends
MDR / PUD	0.25	220	4	DUs	T = 6.65(X)	27	0.00%	0.00%	27
Total Section 3									27
*Net New Trips = Section 3 - Section 2 - Section 1									12

Source: Trip Generation Manual, 9th Edition, Institute of Engineers

Produced by: Planning and Development Department
Application Number: 2013C-032

LB
Date: 12/27/2013
Mobility Zone / Development Area: 3 / Suburban
Planning District: 6
Council District: 11

Table B

Net New Daily External Trip Distribution

	a 12	= Total Net New External Trips (Table A)	b	(a*b)
Link ID Number	Roadway Name	From / To	Percent of Total Net New Daily Amendment Trips	Net New Daily External Amendment Trips
102	MAIN ST/US 17 (SR 5)	SR 9A TO PECAN PARK RD	6.23%	1
370	DUVAL STATION RD	MAIN ST TO STARRATT RD	92.97%	11
543	MAX LEGGETT PARKWAY	AIRPORT CENTER DR TO MAIN ST	33.51%	4

BOLD

Indicates Directly Accessed Segment(s)

Produced by: Planning and Development Department
 Application Number: 2013C-032

LB
 Date: 12/27/2013
 Mobility Zone / Development Area: 3 / Suburban
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Table C

Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or City Road	Numbers of Lanes	Adopted Service Volume	Background Traffic			Amended Trips Daily External	Total Trips Daily External	Percent Capacity Used with Amended Trips
							Daily Volumes	1 Year Growth %*	Volumes w/ 5 yr Growth			
						a	b	c	d	e	f	g
102	MAIN ST/US 17 (SR 5)	SR 9A TO PECAN PARK RD	Highway	State	2/U	24,200	13,900	1.00%	14,609	1	14,610	60.37%
370	DUVAL STATION RD	MAIN ST TO STARRATT RD	Collector	City	2/U	15,930	8,291	1.00%	8,714	11	8,725	54.77%
543	MAX LEGGETT PARKWAY	AIRPORT CENTER DR TO MAIN ST	Collector	City	4/D	35,820	6,479	1.00%	6,809	4	6,814	19.02%

* As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2013
 Data from City of Jacksonville Road Most recent Links Status Report dated 11/1/2013
BOLD Indicates Directly Accessed Segment (s)

Major Intersections List

SIS Interchanges/ SHS 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:	10-31-2013	Date Staff Report is Available to Public:	03-07-2014
Land Use Adoption Ordinance #:	2014-126	1st City Council Public Hearing:	03-11-2014
Rezoning Ordinance #:	2014-127	Planning Commission's LPA Public Hearing:	03-13-2014
JPDD Application #:	2013C-032	LUZ Committee's Public Hearing:	03-18-2014
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	03-25-2014

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

LARA HIPPS
HIPPS GROUP INC.
1650 MARGARET STREET #823
JACKSONVILLE, FL 32204
Ph: (904) 781-2654
Fax: (904) 781-2655
Email: LARA@HIPPSGROUPINC.COM

Owner Information:

JASON GREEN
13075 LANIER RD.
JACKSONVILLE, FL 32226

DESCRIPTION OF PROPERTY

Acreage: 0.25
Real Estate #(s): 107629 0000

General Location:
HOLLINGS ST NORTH OF DUVAL STATION ROAD

Planning District: 6
Council District: 11
Development Area: SUBURBAN AREA
Between Streets/Major Features:
DUVAL STATION ROAD and MONT CALMAVE.

Address:
13939 HOLLINGS ST

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT

Current Land Use Category/Categories and Acreage:
LDR 0.25

Requested Land Use Category: MDR
Justification for Land Use Amendment:

Surrounding Land Use Categories: MDR

THE PROJECT WILL UPGRADE PROPERTY WITH A HISTORY OF BEING A MOBILE HOME PARK AND PROVIDE RESIDENTIAL OPTIONS FOR INDIVIDUALS TO LIVE IN CLOSE PROXIMITY TO THE GROWING JOB CENTER HUBS FOR RETAIL, HEALTHCARE, BUSINESS AND PROFESSIONAL SERVICES ESTABLISHMENTS NEARBY. THIS LAND USE AMENDMENT MEETS THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.1.22, AND 3.1.6. IT ALSO MEETS OBJECTIVES 1.1, 6.3, AND 3.4.

UTILITIES

Potable Water: JEA

Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RLD-60 0.25

Requested Zoning District: PUD

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