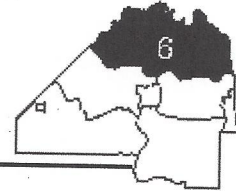


**North District
Citizens Planning Advisory Committee**

Chair: Mike Getchell

Vice Chair: Teresa Moore



July 15, 2019

To: Honorable Danny Becton, Chair LUZ

Re: Ordinance # 2019-0373

Dear Chairman Becton:

The referenced Ordinance proposes to rezone from AGI and PUD to a PUD 22.69 acres of land located on the north side of Percy Road, east of Lem Turner Road. The PUD is currently subject to the provisions of Ordinance 2005-833-E.

This Ordinance has been reviewed by the North District CPAC and we are very much opposed to it.

There is an existing PUD; while not ideal it is preferable to what is being proposed. The only reason for the proposed PUD is to increase profit for the Developer – at the expense and quality-of-life of surrounding neighborhoods. The current PUD allows 42 homes on 60 and 70 feet (width) lots. The proposed PUD is seeking 42 homes on 40 feet (width) lots and 84 townhomes.

The adjacent homes to the east of this property are situated on Agricultural and Rural Residential (with the smallest lot being 1-1/2 acres). There is no transition between the lowest density to the most intense density. This runs counter to what the North District CPAC has been fighting for – to provide an alternative to the over-crowding seen in other parts of Jacksonville.

If the proposed PUD is approved, it will be the standard bearer for rezoning surrounding properties. You will see more PUD to PUD rezoning's to cash in (on High Density zoning).

The residents immediately east of the proposed PUD must ingress/egress via Percy Road – there is no other choice for them.

There is no comparison of the cost of a home on a 40' lot to a home on several acres; the AGI and RR homes will lose value.

We ask that you not look at this in a vacuum; please look at the big picture and consider the greater ramifications approval of Ordinance 2019-0373 could have on existing communities and future rezoning's.

Therefore, the North District CPAC recommends that Ordinance 2019-0373 be denied.

Respectfully submitted,


Mike Getchell

Cc: City Council President: Scott Wilson; Vice President: Tommy Hazouri; Members: Joyce Morgan, Al Ferraro, Aaron L. Bowman, LeAnne Cumber, Michael Boylan, Reggie Gaffney, JuCoby Pittman, Garrett L. Dennis, Brenda Priestly Jackson, Danny Becton, Randy White, Rory Diamond, Randy DeFoor, Terrance Freeman, Ronald B. Salem, Matt Carlucci and Samuel Newby

E-copy: Council Legislative Services: Carol Owens, Cheryl Brown, Jessica Matthew, Melanie Wilkes

Attorney: Shannon Eller

Planning Commission: Folks Huxford,

Planning Department: William Killingsworth, Kristen Reid, Bruce Lewis, Laurie Santana Erin Abney

Neighborhood Department: Bryan Mosier, Chaquitta Moore, Lisa Ransom, Michelle Godwin-Ware