

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0016 TO
PLANNED UNIT DEVELOPMENT**

FEBRUARY 6, 2020

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 **2020-0016** to Planned Unit Development.

Location: 13916 Woodland Drive
Between Max Leggett Parkway and Main Street

Real Estate Number(s): 107693 0005

Current Zoning District(s): Industrial Light (IL)
Planned Unit Development (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Light Industrial (LI)

Planning District: North, District 6

Applicant/Agent: Emily Pierce
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Stephen Leggett
Woodland Signature, LLC
P.O. Box 939
Yulee, FL 32041

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0016** seeks to rezone approximately 3.99 acres of land from Light Industrial (IL) and Planned Unit Development (PUD) to Planned Unit Development (PUD.) The rezoning to PUD is being sought to permit the development of an Auto

Laundry, along with industrial and commercial uses. The submitted site plan is conceptual in nature, and allows for the Auto Laundry, along with other commercial uses on Parcel B, and industrial uses on Parcel A.

The subject property is currently zoned under PUD Ordinance **2008-0276-E**, allows for service and retail uses along with office condominiums. PUD **2008-0276** was approved with the following conditions:

- a) Development shall proceed in accordance with the Development Services Division Memorandum dated April 16, 2008, or as otherwise approved by the Planning and Development Department.
- b) At the time of verification of substantial compliance of the PUD, the developer shall submit a site plan showing preservation of all trees 6" DBH or greater for the first twenty feet outside the right-of-way along Duval Road and Woodland Drive, except where providing access.
- c) The developer shall install and maintain a twenty-foot buffer between uncomplimentary land uses along the south property line where adjacent to a residential zoning district.
- d) Parcel A is permitted one double-sided, internally or externally illuminated monument sign, not exceeding 25 feet in height and 120 square feet in area. Parcel B is permitted two internally or externally illuminated monument signs, not exceeding 25 feet in height and 100 square feet in area. All signs shall be at least 100 feet from residential property lines and 100 feet from another sign.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a) is not being recommended by Staff for this report as the Development Services Division is expected to issue new comments during 10-set review for the proposed development.

Condition (b) is being recommended by Staff for this report as the site remains undeveloped under the 2008-0276 and this condition would allow for the preservation of trees and meeting landscaping requirements.

Condition (c) is not being recommended for this report as the twenty-foot uncomplimentary buffer is included in the written description for the proposed PUD.

Condition (d) is not being recommended for this report due to new sign regulations included in the written description of the proposed PUD.

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.

(A) 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 Light Industrial (LI) and Community/General Commercial (CGC) functional land use category 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. According to the Category Descriptions within the FLUE, the LI future land use category in the Suburban Development Area is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred. The CGC land use category in the Suburban Development Area is intended to provide development in a nodal development pattern. The permitted and permissible uses included within the written description of the proposed PUD have been listed for Parcel A (the LI portion of the subject site) and Parcel B (the CGC portion of the subject site). All uses listed within each respective land use category are allowed. 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.

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

Yes. 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:

Future Land Use Element:

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-element.

The applicant has submitted a JEA Availability letter showing connection points for this property. They are required to connect and will be in compliance with Policy 1.2.9.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The subject property is located at the corner of a collector roadway and local road. It is located west of the commercial corridor along Main Street North and located east and south of industrial zoned districts.

(C) 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): Light Industrial (LI) and Community/General Commercial (CGC.) The Planning and Development Department finds that the proposed PUD is in/consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(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 an Auto Laundry, along with other permitted commercial and industrial uses listed in the written description. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

Access: The subject site will be accessible via two (2) access points. Parcels A and B will share one access point on Max Leggett Parkway. Parcel B will be permitted a secondary access point on Woodland Drive.

The use of existing and proposed landscaping: Landscaping will be constructed and maintained in accordance with the minimum requirements set forth in Part 12 of the Zoning Code and Article 25 of the City of Jacksonville Charter. One condition of the previously enacted ordinance PUD 2008-0276 includes preserving all trees 6” DBH or greater for the first twenty feet outside the right-of-way along Duval Road (now Max Leggett Parkway) and Woodland Drive, except where providing access.

Traffic and pedestrian circulation patterns: Comments received from the City’s Traffic Engineer are as follows:

- A left turn into the site on Max Leggett Parkway shall be provided. The turn lane will be significantly shorter than typical so it will not interfere with the queuing lane for the left turns at the signal at Main Street.
- Development Services does not support accessing the dumpster from Woodland Drive. The dumpster truck backing into a city street will create an unsafe situation and there is sufficient room on site for dumpster access.

The use and variety of building setback lines, separations, and buffering: There are no building setback requirements due to the commercial and industrial nature of the property. There will be a twenty (20) foot wide landscapes buffer along the southern property boundary of Parcel B. A ten (10) foot wide landscaped buffer will be maintained along the southern property boundary of Parcel A.

(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: There are multiple single-family dwellings located to the North and South of the property. Located east of the subject property is a commercial corridor currently developed with a convenience store and gas station. The PUD located north of the subject property is currently not developed but is intended for a mixed-use development including residential, commercial, and industrial uses.

The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC/LI	PUD 2019-0372/IL	Vacant/Single Family Dwellings
South	LI/LDR	IL/RLD-60	Vacant/Single Family Dwellings

East	CGC	CCG-2	Convenience Store/Gas Station
West	LI	IL	Vacant

(6) Intensity of Development

The proposed development is consistent with the LI and CGC functional land use category as an Auto Laundry and other various commercial and industrial uses. The PUD is appropriate at this location because it is located at the corner of a collector roadway and a local road and is located near commercial and industrial uses.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: Parcel A of the PUD is intended for industrial uses, which is compatible with the properties it abuts to the west, which are zoned as IL. Parcel B is intended to be developed as an Auto Laundry, and other commercial uses, which is compatible with the uses and properties located to the east, which are zoned CCG-2. There are residential properties located to the south, however, the applicant has indicated a 20-foot uncomplimentary buffer will be installed along the south property line.

The availability and location of utility services and public facilities and services: JEA indicated that water and sewer are available to this development.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

Approximately 0.10 acres of the southwestern portion of the subject site contains wetlands. Based upon the site plan submitted with the PUD, this portion of the property shall remain undeveloped.

(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.

For the Auto Laundry, one (1) onsite parking space per employee will be provided. Additionally, there will be parking spaces provided for patrons utilizing vacuum bays. For all other permitted uses and permissible uses by exception, parking and loading will comply with the requirements set forth in Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks, trails, and bikeways shall be provided as required in the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 28, 2020, 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 2020-0016 is **APPROVED with the following exhibits:**

1. The original legal description dated December 30, 2019
2. The revised written description dated January 14, 2020
3. The original site plan dated October 15, 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0016 is **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. At the time of verification of substantial compliance of the PUD, the developer shall submit a site plan showing preservation of all trees 6" DBH or greater for the first twenty feet outside the right-of-way along Max Leggett Parkway and Woodland Drive, except where providing access.
2. A left turn shall be provided into the site on Max Leggett Parkway.
3. The applicant shall revise the site plan to reflect dumpster access from the site, and not from Woodland Drive.

4. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

Figure A:



Source: Planning & Development Dept, 1/28/2020

Aerial view of subject property, facing north.

Figure B:



Source: Planning & Development Dept, 1/28/2020

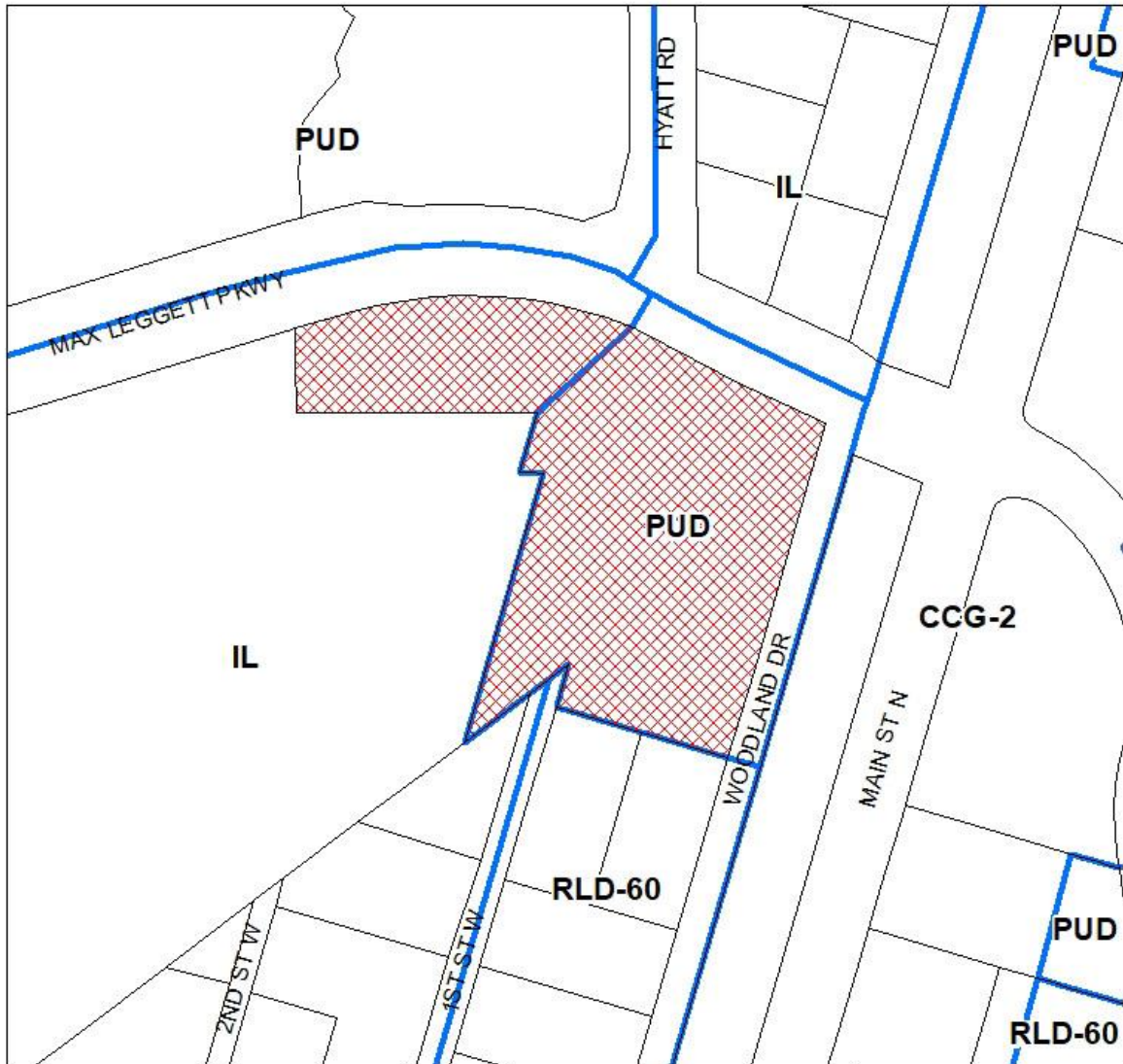
View of subject property from Woodland Drive.

Figure C:



Source: Planning & Development Dept, 1/28/2020

View of neighboring property, east of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: IL & PUD TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2020-0016</p>	<p>TRACKING NUMBER T-2019-2586</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>