

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0684 TO
PLANNED UNIT DEVELOPMENT

November 7, 2019

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 2019-0684 to Planned Unit Development.

Location: 0 Cahoon Road
Between Oklahoma Street and Old Plank Road

Real Estate Number(s): 005478-0010

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community/General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Lara Hipps
1650 Margaret Street #323
Jacksonville, Florida 32204

Owner: Michael Moody
9222 Boots Lane
Jacksonville, Florida. 32220

Staff Recommendation: **APPROVE with Conditions**

GENERAL INFORMATION

Application for Planned Unit Development 2019-0684 seeks to rezone approximately 3.69 acres of land from RLD-60 to PUD. The rezoning to PUD is being sought to allow the expansion of the commercial business to the south of the subject property. The proposed site plan shows the parcel being used as a gravel storage lot which will be used as commercial vehicle storage for the business.

There is a companion Small Scale Land Use Amendment (**2019-0683**) to change the existing Land Use Category from Low Density Residential (LDR) to Community/General Commercial (CGC).

The subject site falls within the OLF Whitehouse Lighting Regulation zone. A representative for The United States Navy has reviewed the application and found no issues with the proposed project.

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 LDR 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5360-19C (Ordinance 2019-0683) that seeks to amend the portion of the site that is within the LDR land use category to CGC. Staff is recommending that Application for Small-scale/Large-scale Land Use Amendment to the Future Land Use Map Series L-5360-19C 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.

(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 in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

<p>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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.</p>
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The proposed use of a vehicle storage lot will not connect to any water or waste system. However, if any of the other allowed uses within the PUD are to be developed they will be required to connect to the centralized systems. Per the provided JEA Availability Letter, the closest connection point for water is 660 Linear Feet away, while the closest sewer connection point is 915 Linear Feet from the subject property.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The immediate surrounding area of the subject site is residential in nature outside of the commercial business that is seeking to expand onto the lot. However, there are many commercial and industrial properties located within the general vicinity of the subject site. The proposed use will help sustain the viability of the commercial and industrial type uses in the area, and therefore is consistent with Objective 3.2 of the Comprehensive Plan.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The proposed use of an automobile storage lot for the existing business will not encourage through traffic to the adjacent residential area. The driveway entrance along Cahoon Road will provide an entrance into the business from a collector highway, and will encourage those going to the business to stop accessing the property from the residential roadway of Mc Cargo Street North as they have to do today. The proposed PUD is consistent with Policy 3.2.4 of the Comprehensive Plan

(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): LDR. There is a

companion Application for Small-Scale Large-scale Land Use Amendment to the Future Land use Map Series L-5360-19C (Ordinance 2019-0683) that seeks to amend the portion of land that is within the LDR land use category to CGC. The Planning and Development Department finds that the proposed PUD is 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 commercial storage. 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:

- The use of existing and proposed landscaping: The lot was comprised of trees and other various forms of vegetation. The proposed site will provide a 20 foot minimum landscape buffer between the proposed storage lot and any residential properties, with the exception of where two existing small structures are located along the northern property boundary.
- The treatment of pedestrian ways: No new pedestrian walkways will be developed with the proposed project.
- Traffic and pedestrian circulation patterns: As previously mentioned no new pedestrian paths will be created. Vehicular access will be from the southern property boundary, and from a new driveway along Cahoon Road.
- The use and variety of building sizes and architectural styles: No new buildings are being erected on the subject site.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed plan consists of one large vehicle use area with landscaping on all sides excluding the driveway areas.
- The variety and design of dwelling types: No dwellings are allowed per the PUD Written Description.

(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 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	LDR	RLD-60/ RR Acre	Single Family Dwellings
South	LDR/CGC	RLD-60/ CCG-2	Single Family Dwelling/ Manufacture Light
East	LDR	RLD-60	Vacant
West	LDR	RLD-60	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category. The PUD is appropriate at this location and will not be more intense than the current existing business.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The proposed use will be buffered from all residential properties with a minimum 20 feet of landscaping.
- The existing residential density and intensity of use of surrounding lands: Seven residential lots border the property to the north, west, and east. The majority of these properties are located along the northern property boundary of the subject site.
- The use of energy-saving techniques and devices, including sun and wind orientation: No new energy techniques are indicated as being used in either the Written Description or Site Plan.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: A driveway has been shown on the site plan that will connect the lot to Cahoon Road. Cahoon Road is a collector road serving the Marietta area, and provides access to the major arterial roadway of Beaver Street (US 90) to the south.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. To review the data collected and reviewed by the department please see the attached Land Use Review document.

(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.

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

City Traffic Engineering has provided the following comments:

- 1.) City Standard driveway is required.

(11) Sidewalks, trails, and bikeways

The project is required to provide a pedestrian system that meets the 2030 Comprehensive Plan.

City Traffic Engineering has provided the following comments:

- 1.) Sidewalks along the frontage are required

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 8, 2019, the required Notice of Public Hearing sign was posted.



Source: Planning and Development Department
Date: October 8, 2019

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-0684** be **APPROVED** with the following exhibits:

The original **Legal Description** dated: **March 12, 2019**

The revised **Written Description** dated: **October 22, 2019**

The revised **Site Plan** dated: **October 23, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-0684** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

- 1) 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.
- 2) Permitted uses (6) “Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses”, and (7) “Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating” shall be permissible by exception. Furthermore, use (7) must be consistent with the CGC Land use category to be approved.



Aerial View

Source: JaxGIS
Date: October 29, 2019



View of the Subject Property

Source: Planning and Development Department

Date: October 8, 2019



View of the residential property to the west of the subject property across Cahoon Road.

Source: Planning and Development Department

Date: October 8, 2019



View of the existing business to the south.

Source: Planning and Development Department

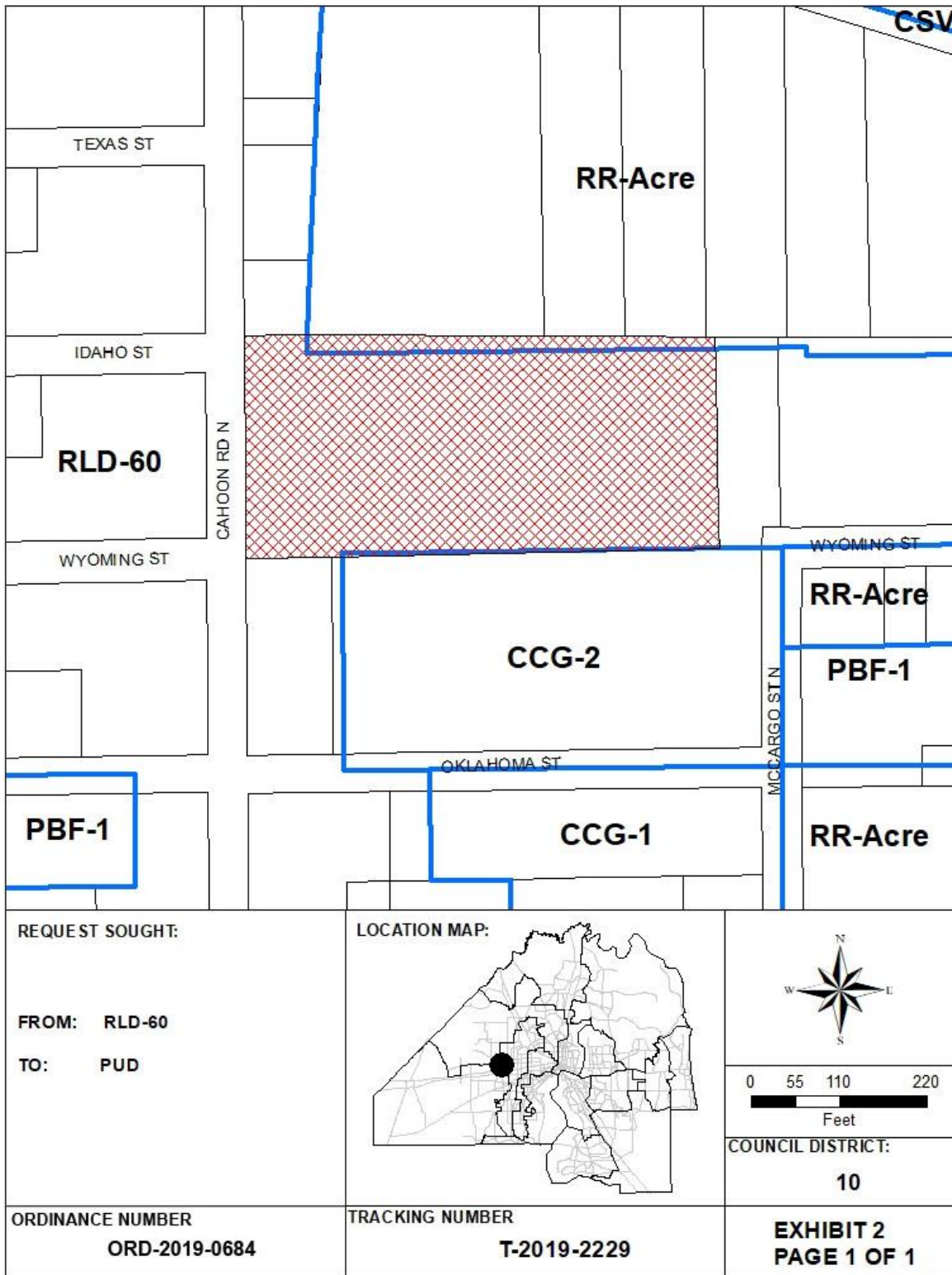
Date: October 8, 2019



View of the shared driveway between the existing building and the proposed lot.

Source: Planning and Development Department

Date: October 8, 2019



Legal Map

Source: JaxGIS
 Date: October 29, 2019