



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

OVERVIEW

ORDINANCE: 2019-683

APPLICATION: L-5360-19C-5-10

APPLICANT: LARA HIPPS, HIPPS GROUP INC.

PROPERTY LOCATION: On the east side of Cahoon Road, between Old Plank Road and Oklahoma Street

Acreeage: 3.69

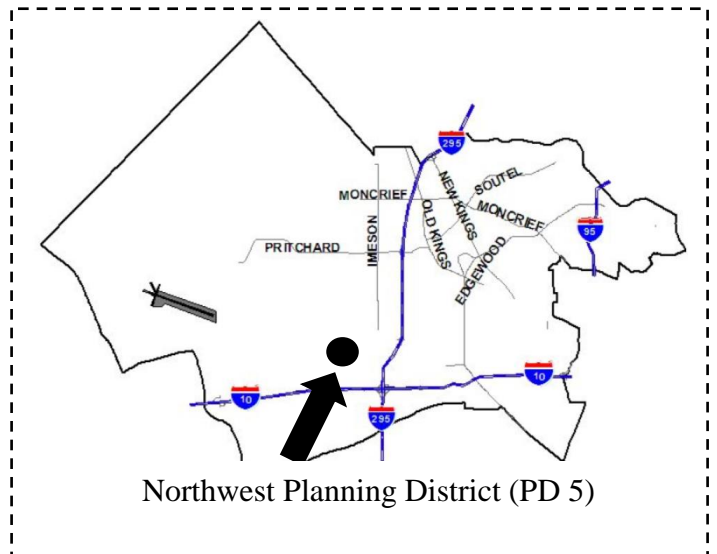
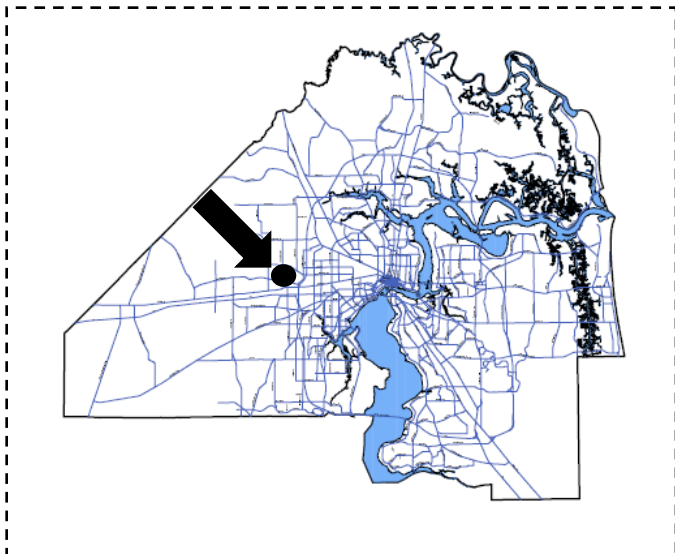
Requested Action:

	Current	Proposed
LAND USE	LDR	CGC
ZONING	RLD-60	PUD

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
LDR	CGC	18 dwelling units (5 DU/Acre)	N/A	N/A	56,257 sq. ft. (0.35 FAR)	Decrease of 18 units	Increase of 56,257 sq. ft.

PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:



DUAL MAP PAGE



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

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

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

Requested FLUM Land Use Category: Community/General Commercial (CGC)

ANALYSIS

Background:

The subject site is 3.69 acres and is located on the east side of Cahoon Road N, a collector road. The property is located in Council District 10, Planning District 5, the Suburban Development Area and the Northwest Jacksonville Vision Plan. The 3.69 acre parcel has a current land use designation of Low Density Residential (LDR). Currently the site is vacant and can be accessed from Cahoon Road North.

The applicant proposes a future land use map amendment from Low Density Residential (LDR) to Community / General Commercial (CGC) and a rezoning from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD) in order to expand their current business activities. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2019-684.

Much of the area around the amendment site is in the LDR land use category with single-family residential to the north, west and east. However, the property immediately to the south includes a variety of commercial uses and light manufacturing on approximately five (5) acres of land in the CGC land use category. This five (5) acre tract has been designated for CGC type development since before adoption of the 2010 Comprehensive Plan in 1990. The subject amendment is to allow for expansion of the business operating in the adjacent five (5) acre tract. The dual land use and zoning map on page 2 and the land utilization map (Attachment A) provides a detailed picture of the existing development pattern for the immediate area.

The generalized adjacent land use categories and zoning districts are as follows:

Adjacent Property(s)	Land Use	Zoning District	Current Use(s)
North	LDR	RR-Acre	Residential
South	CGC	CCG-2	Light Manufacturing/commercial
East	LDR	RLD-60	Vacant Residential
West	LDR	RLD-60	Residential

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

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). A JEA availability letter has been provided, for the subject site as part of the companion rezoning application dated January 24, 2019. The letter indicates there is not a water main abutting the property and an extension would be required from the existing 6-inch water main found within the intersection of Cahoon Road and Driggers Street, approximately 660 linear feet south of the subject property. In addition, there is not a sewer main abutting the subject property. A sewer force main extension would be required from the existing 4-inch sewer force main within the intersection of Cahoon Road and Nevada Street located approximately 915 linear feet south of the subject property. Pursuant to FLUE Policy 1.2.9, new developments are required to have access to centralized sewer and wastewater, however, septic systems may be permitted as interim facilities. If private septic is used the applicant will be required to comply with Infrastructure Element (IE) Sanitary Sewer Sub-Element 1.2.6.

Infrastructure Element

Sanitary Sewer Sub-Element

Policy 1.2.6 Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - c. Each lot is a minimum of 1 acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment has the potential to result in 2,271 net new daily vehicular 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. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office.

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

Supplemental Transportation Information

Objective 2.4 of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that the City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

Policy 2.4.2 of the TE of the 2030 Comprehensive Plan requires that the City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 5.

Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 5 is 0.47.

The proposed land use amendment based on impact assessment standards has the development potential of 56,258 SF of commercial space and generating approximately 2,441 daily vehicular trips and could have a significant impact onto the roadway network. Subject site is accessible via Cahoon Road, a 2-lane collector roadway, and operating at 0.80 of its capacity. The Transportation Planning Division recommends that an operational analysis of the adjacent roadway network be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

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. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 2.5 Acres

General Location(s): Along the southern portion of the site

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation,

size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

- Soil Types/
Characteristics: Leon Fine Sand, 0 to 2 percent slopes
- Wetland Category: Category III
- Consistency of
Permitted Uses: Any use meeting the requirements of Policy 4.1.3 of the CCME
- Environmental Resource
Permit (ERP): Not provided by the applicant
- Wetlands Impact: Insufficient information to determine impacts.
- Associated Impacts: None
- Relevant Policies:

Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment

Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
- ii the abundance and diversity of fish, wildlife and threatened or endangered species,
- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and
- v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

- (a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of

the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Whitehouse Outlying Naval Field. Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Additionally, the subject site lies within the OLF Whitehouse Lighting Regulation Zone based upon the city's geographic information data. The property will be required to comply with Policy 2.5.7 of the FLUE.

Future Land Use Element

Policy 2.5.7 In cooperation with the US Military and to preserve the utility of the field for simulated night carrier landings or related missions, the City has designated, through the land development regulations, a lighting regulation zone around Outlying Field (OLF) Whitehouse, requiring that all artificial lighting equipment have positive optical control so that no light is emitted above the horizontal plane. The United States Military has requested this special designation for OLF Whitehouse because of its special fleet carrier landing practice mission.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge

area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

IE-AR Policy 1.2.8

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

Wellhead Buffer Zone

The land use amendment site is within the 750-foot buffer of a wellhead. The Environmental Quality Division received the application for review of possible impacts.

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.3 The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridian Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within

designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.

3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
Development Boundary	Suburban Area	
Roadway Frontage Classification	Cahoon Road North (collector)	
Plans/Studies	Northwest Vision Plan; Marietta Neighborhood Plan '80	
	CURRENT	PROPOSED
Site Utilization	Vacant	Expanded CGC business
Land Use/Zoning	LDR / RLD-60	CGC / PUD
Development Standards For Impact Assessment	5 DU/Acre	0.35 FAR
Development Potential	18 DU	56,257 Sq. Ft.
Population Potential	47 people	N/A
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Septic Tank Failure Area		X
Airport Environ Zone	X- 300'; OLF Whitehouse Lighting Regulation Zone	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	X- Low	
Historic District		X
Coastal High Hazard/Adaptation Action Areas		X
Ground Water Aquifer Recharge Area	X- 0 to 4 inches	
Well Head Protection Zone	X- 500 and 750' buffer	
Boat Facility Siting Zone		X
Brownfield		X
State Road (SR)	SR Name:	X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 2,271 new net daily vehicular trips	
Potential Public School Impact	N/A	
Water Provider	JEA	
Potential Water Impact	Decrease of 1975 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 1481 gpd	
Potential Solid Waste Impact	Increase of 43,211 tons per year	
Drainage Basin / Sub-Basin	Ortega River / Cedar River	
Recreation and Parks	Thomas Jefferson park	
Mass Transit	None	
NATURAL FEATURES		
Elevations	50-57 feet above mean sea level	
Land Cover	1100 (residential low density); 6460 (mixed scrub-shrub wetland)	
Soils	32- Leon Fine Sand, 0 to 2 percent slopes	
Floodzone	N/A	
Wetlands	Category III	
Wildlife (sites greater than 50 acres)	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on September 26, 2019, the required notices of public hearing signs were posted. Thirty-four (34) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.



The Citizen Information Meeting was held on September 30, 2019, and only the applicant attended. No members of the public were present.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan:

Future Land Use Element:

- Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

- Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- 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 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
- 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.
- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- 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.
- 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.
- 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.

Currently the site has a Low Density Residential (LDR) land use designation. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. Principal uses include single family and multi-family dwellings; commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND)

concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND.

Future land use amendment requests for new Community/General Commercial (CGC) designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. Commercial retail sales and service, filling stations, and business and professional offices are primary uses within CGC.

According to the JEA letter provided, dated January 24, 2019, there is not a water main abutting the property and an extension would be required from the existing 6-inch water main found within the intersection of Cahoon Road and Driggers Street, approximately 660 linear feet south of the subject property. In addition, there is not a sewer main abutting the subject property. A sewer force main extension would be required from the existing 4-inch sewer force main within the intersection of Cahoon Road and Nevada Street located approximately 915 linear feet south of the subject property. Pursuant to FLUE Policy 1.2.9, new developments are required to have access to centralized sewer and wastewater, however, septic systems may be permitted as interim facilities. If private septic is used the applicant will be required to comply with Infrastructure Element (IE) Sanitary Sewer Sub-Element 1.2.6.

The companion PUD zoning provides the ability to limit uses and to include site design requirements to promote compatibility with surrounding development. The amendment promotes a PUD in a commercial category contingent on the approval of this amendment. The amendment promotes innovative site planning and establishes buffering requirements between the proposed commercial site and residential uses results in a gradual transition of densities between residential and commercial uses. Therefore, FLUE Policies 3.2.1 and 3.2.4 are consistent with the proposed application.

The proposed amendment is for an undeveloped site located in the Northwest Planning District and results in a logical extension of the abutting CGC boundary in order to support the growth of an established commercial business and provides infill development in a developed area. Therefore, the proposed amendment is consistent with the CGC Future Land Use Category preference for new designations and with FLUE Objectives 1.1 and 3.2 and Policy 1.1.24.

Vision Plan Consistency

The subject property is located within the boundaries of the Northwest Vision Plan. While the Plan does not specifically address the site, the vision plan states residents during a collaboration meeting in 2002 suggested that vacant or underutilized property in the northwest could be turned into designated commercial areas. Due to the existing CGC property to the south of the subject property this amendment would provide a logical extension of the existing commercial area.

Strategic Regional Policy Plan

The proposed land use amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

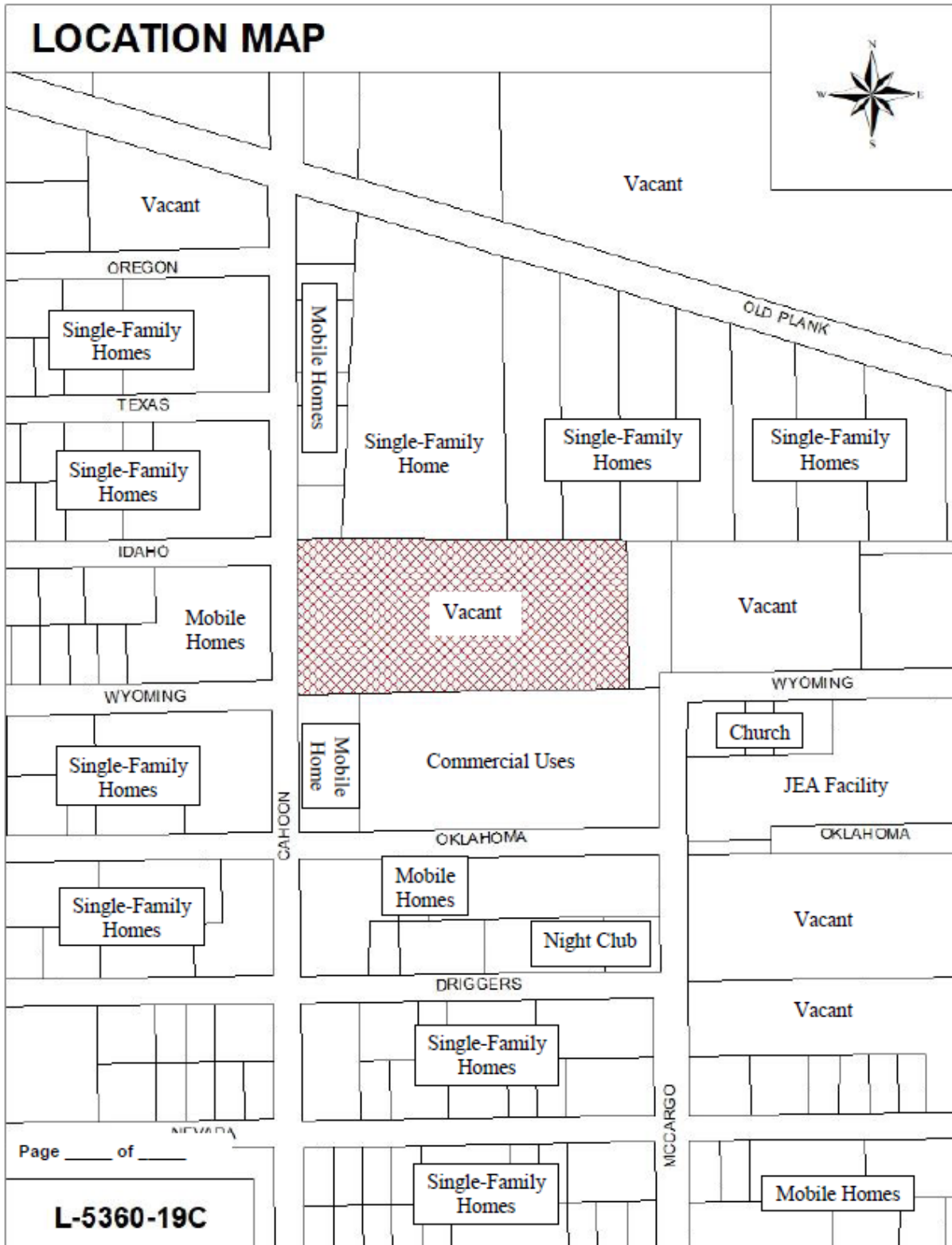
Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan, as it would promote commercial development on an underutilized parcel.

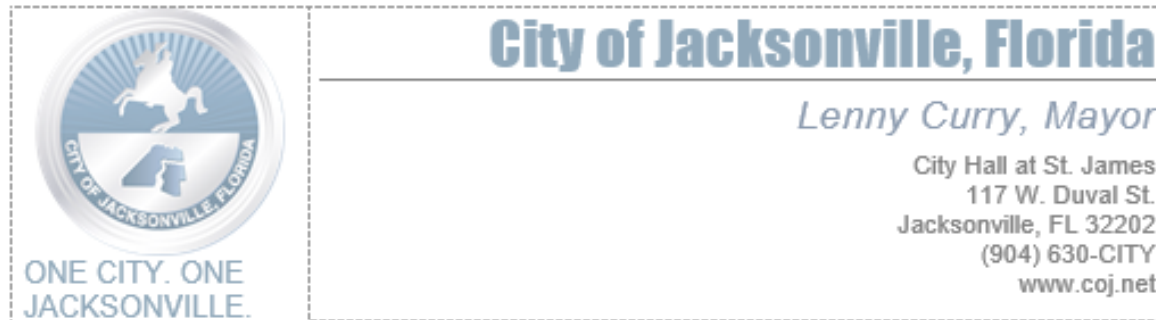
RECOMMENDATION

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

ATTACHMENT A (Existing Land Utilization):



ATTACHMENT B (Traffic Analysis):



MEMORANDUM

DATE: October 7, 2019

TO: Susan Kelly
Community Planning Division

FROM: Lurise Bannister
Transportation Planning Division

SUBJECT: Transportation Review: Land Use Amendment L-5360-19C

A trip generation analysis was conducted for Land Use Amendment L-5360-19C, located on Cahoon Road N, between Old Plank Road and Oklahoma Street in the Suburban Development Area of Jacksonville, Florida. The subject site has an existing Low Density Residential (LDR) land use category. The proposed land use amendment is for Community General Commercial (CGC) on approximately 3.69 +/- acres.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (10th Edition) to calculate the vehicular trips based on the maximum development potential for existing and proposed land uses. In accordance with development standards for impact assessments established in the Future Land Use Element Policy 1.2.16, the existing LDR land use category development impact assessment standard is 5 single-family dwelling units per acre, resulting in a development potential of 18 homes (ITE Land Use Code 210), generating 170 daily vehicular trips. The proposed the CG land use category development impact assessment standards is 0.35 FAR per acre, resulting in a development potential of 56,258 SF of commercial space (ITE Land Use Code 820), generating 2,441 new daily vehicular trips. This will result in 2,271 net new daily vehicular trips if the land use is amended to allow for CGC development, as shown in Table A.

ATTACHMENT B (Traffic Analysis Continued):

Table A						
Trip Generation Estimation						
Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Pass-By Trips	Net New Daily Trip Ends
LDR	210	18 SFDUs	T = 9.44 (X)	170	0.00%	170
					Total Section 1	170
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Pass-By Trips	Net New Daily Trip Ends
CGC	820	58,258 SF	T = 84.46 (X) / 1000	4,752	48.62%	2,441
					Total Section 2	2,441
ITE 254* applied for Assisted living/residential group home				Net New Daily Trips		2,271

[Source: Trip Generation Manual, 10th Edition, Institute of Engineers]

Additional Information:

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The result of the V/C ratio analysis for the overall Mobility Zone 5 is **0.47**.

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ATTACHMENT C (Land Use Amendment Application):

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	1/18/19	Date Staff Report is Available to Public:	10-11-2019
Land Use Adoption Ordinance #:	2019-683	Planning Commission's LPA Public Hearing:	10-17-2019
Rezoning Ordinance #:	2019-684	1st City Council Public Hearing:	10-22-2019
JPDD Application #:	L-5360-19C	LUZ Committee's Public Hearing:	11-05-2019
Assigned Planner:	Chris Schoenig	2nd City Council Public Hearing:	11-12-2019

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information: LARA HIPPS HIPPS GROUP INC. 1650 MARGARET STREET #323 JACKSONVILLE, FL 32204 Ph: 9047812654 Fax: 9047812655 Email: LARA@HIPPSGROUPINC.COM	Owner Information: MICHAEL MOODY 9222 BOOTS LANE JAX, FL 32220 Ph: 9047592485
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DESCRIPTION OF PROPERTY

Acreage: 3.69	General Location: CAHOON ROAD
Real Estate #(s): 005478 0010	
Planning District: 5	Address: 0 CAHOON RD N
Council District: 10	
Development Area: SUBURBAN AREA	
Between Streets/Major Features: OKLAHOMA ST. and OLD PLANK RD.	

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT
Current Land Use Category/Categories and Acreage:
LDR 3.69

Requested Land Use Category: CGC Surrounding Land Use Categories: CGC, LDR
Applicant's Justification for Land Use Amendment:
THIS LAND USE IS SUBMITTED TO ALLOW THE OWNER TO EXPAND THE CGC LAND USE AT HIS CURRENT BUSINESS AT THE ADJACENT PROPERTY.

UTILITIES

Potable Water: JEA Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RLD-60 3.69

Requested Zoning District: PUD

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

ATTACHMENT D (Aerial map):

