

Livingston Road

Rezoning
2023-005

Ord. 2023-005; Livingston Road PUD

1. This property abuts commercially zoned (CRO) property to the east. That neighboring property is currently the site of a school, but the permitted uses in CRO include commercial, office, and multifamily uses.
2. This property abuts townhomes to the south. That townhome community was developed in the 80's.
3. Today, this property is not used as residential. It's used as athletic fields for a church school on Greenland Road. The school estimates that 200-500 people per week are transported to this property and use it as an athletic field.
4. Given the commercial zoning to the east, townhome zoning to the south, and the current school use of the property, as your staff said in its report this PUD is an appropriate transition from the commercial zoning east to single family zoning west.
5. We're NOT seeking a Comprehensive Plan amendment. We are within the density permitted at this property under the Comprehensive Plan (7 units/acre).
6. There was a community meeting on February 8. After that meeting, we decreased the number of units from 100 to 80; moved our access point on Livingston Road as far from the S-curve as possible; changed the townhome type to vehicular access and garages in the back, on an alley; the fronts of homes face Livingston Road; provide 2-car garages plus guest parking.
7. Planning Department: Approval, with condition regarding the S-curve; Planning Commission, Approval, with condition
8. The S-curve on Livingston Road has been there for at least 30 years. New homes and new subdivisions have been approved and built accessing Livingston Road with the S-curve. This development is the first and only development to agree to pay for safety and traffic calming improvements at the S-curve. We did a traffic study and, at the request of the City's traffic planning staff, agreed to fund improvements as requested by the City staff.

Speakers:

Developer, Taylor Smith

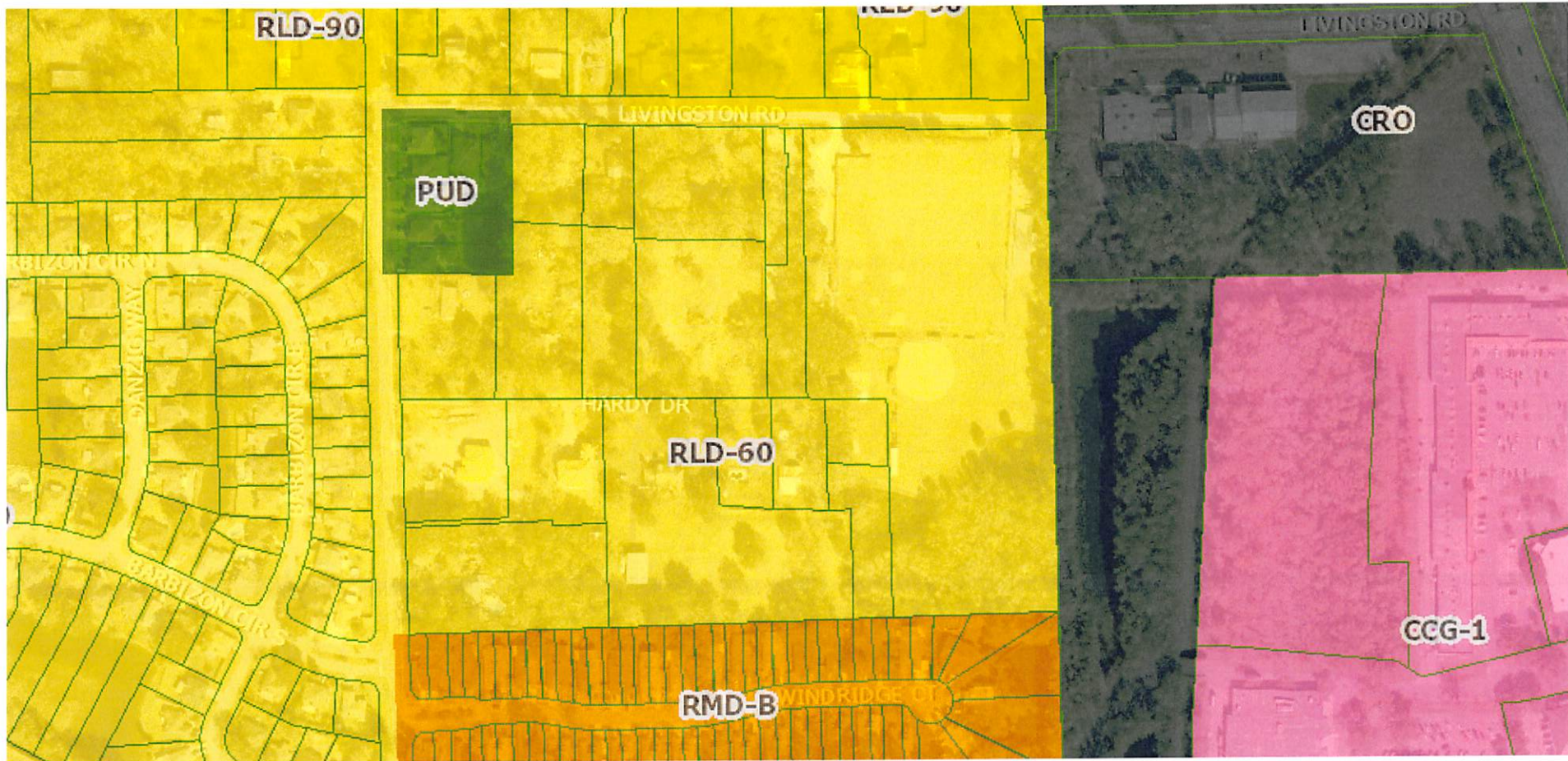
Builder, Lennar, Danielle Mayoros

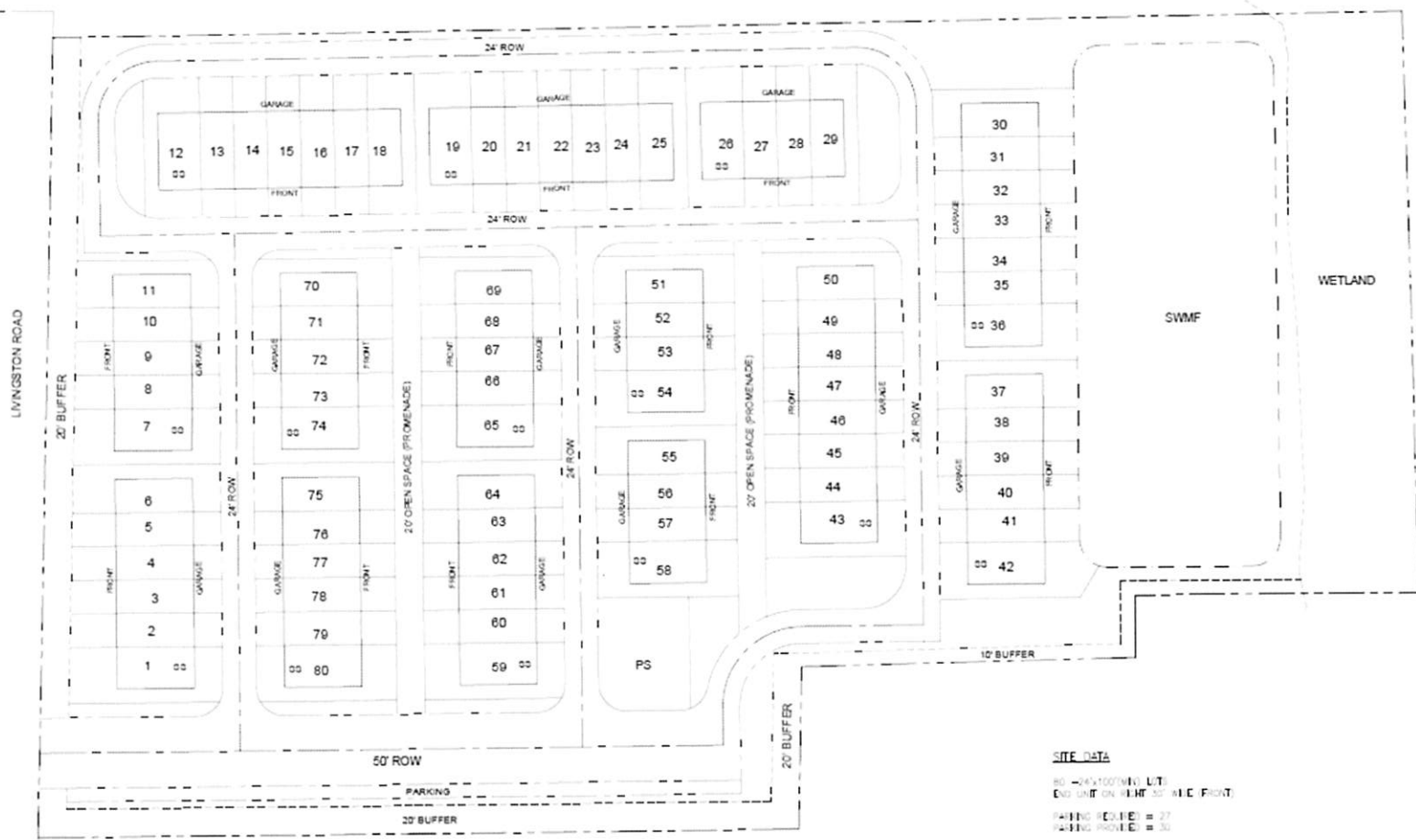
Traffic engineer, Jack Hulsberg, Kimely Horn

Civil engineer, Bill Schaefer, Dominion Engineering









SITE DATA
 80 - 24x100 (NO) UITS
 80 UNIT ON 100' 30' ALE FRONT
 PARKING REQUIRED = 27
 PARKING PROVIDED = 30
FT - 10'
 FRONT 10'
 SIDE 10' - EXTERIOR UNIT
 REAR 10'
 SS = SINGLE STORY UNIT





Exterior A

A craftsman-inspired exterior with a mix of gable-end vertical detailing, horizontal siding, decorative window shutters and columned entry ways



Exterior B

A cottage-inspired exterior with a mix of staggered shingle and horizontal siding paired with louvered window shutters and columned entry ways





Traffic Analysis

Table 2: Trip Generation for Proposed Townhomes

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT
Gross Trip Generation								
Multifamily Housing (Low-Rise)	80 units	539	32	8	24	41	26	15

Table 3: Trip Generation Potential for Existing Zoning

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT
Gross Trip Generation								
Single-Family Detached Housing	40 units	377	28	7	21	38	24	14

City Review of Traffic Study

- John Kolczynski E.I:
- “It is understood that law enforcement officers manually manipulate the timing of the signal at Old St Augustine Road and Livingston Road at the school peak hours. This makes modelling difficult and creates queues on Old St Augustine Road. While this should be addressed by Traffic Engineering, this development should have a minimal or no impact here.”
- “It is understood that there is afternoon queue to RCSA that backs up on to Old St Augustine Road. The study shows that there appears to be sufficient on site room for queueing that is not properly utilized. While this should be addressed by Traffic Engineering and the school operator, this development should have a minimal or no impact here.”



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JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: January 27, 2023 (revised 5/17/2023)

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: Livingston Road PUD 2023-0005 (L-5777-22C)

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- ADA compliant sidewalk shall be placed on the site frontage with Livingston Road.
- There shall be no parking created in rights of way proposed to be dedicated to the City of Jacksonville.
- All streets proposed to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac.
- If the streets are to be dedicated to the City of Jacksonville, all way stop intersections shown on the plans shall be justified per the MUTCD section 2B.07.
- Developer shall be responsible for furnishing and installing traffic safety or traffic calming improvements along the curved portion of Livingston Road adjacent to the Property, subject to review and approval of the Planning and Development Department and the City Traffic Engineer.

Current Drainage - Topography

