

# City of Jacksonville, Florida

Lenny Curry, Mayor

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July 1, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2021-302/Application No. L-5457-20A**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairman Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2021-302 on June 17, 2021.

P&DD Recommendation

**APPROVE**

PC Issues:

None

**PC Vote:**

**6-0 APPROVE**

Joshua Garrison, Chair

Aye

Dawn Motes, Vice-Chair

Absent

David Hacker, Secretary

Aye

Marshall Adkison

Aye

Daniel Blanchard

Absent

Ian Brown

Aye

Alexander Moldovan

Aye

Jason Porter

Aye

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If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

*Kristen D. Reed*

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Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – June 11, 2021

**Ordinance/Application No.:** 2021-302 / L-5457-20A

**Property Location:** 0 Normandy Boulevard, 0 U.S. Highway 301 South, and 0 Maxville Macclenny Highway, on the west side of U.S. 301 and South of Interstate-10

**Real Estate Number(s):** 000974-0200, 000996-3010, 001147-0000, 001150-2000, 001159-0010, and 001161-0020

**Property Acreage:** 7,002.25 Acres

**Planning District:** District 4, Southwest

**City Council District:** District 12

**Applicant:** Paul Harden, Esquire

**Current Land Use:** Agriculture-1 (AGR-1) (5,985.11 acres)  
Agriculture-2 (AGR-2) (581.52 acres)  
Agriculture-3 (AGR-3) (435.62 acres)

**Development Area:** Rural Area

**Proposed Land Use:** Multi-Use (7,002.25) with site specific Future Land Use Element (FLUE) Policy 4.3.20 (Exhibit 3 revised 10-16-2020 due to scrivener's errors)

**Current Zoning:** Agriculture (AGR)  
Planned Unit Development (PUD)

**Proposed Zoning:** Planned Unit Development (PUD)

**RECOMMENDATION:** **APPROVE**

**APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

To develop land as a mixed-use project as described in companion PUD rezoning. (Department Note: The companion PUD rezoning has not yet been submitted for review and will not be processed before a conceptual master plan is filed for review.)

## **BACKGROUND**

The 7,002.25 acre subject site is located on the west side of U.S. Highway 301, approximately one-mile south of Interstate-10 (I-10), between U.S. 301 and the Duval-Baker county line and between I-10 and Maxville Macclenny Highway. The site consists of six (6) parcels and approximately two-thirds of the site is located north of Fiftone Road/Gilridge Road, with the remainder of the site located south of Fiftone Road/Gilridge Road. U.S. Highway 301, a major arterial road, is the only classified roadway that abuts the subject site.

The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from AGR-1, AGR-2, and AGR-3 to MU in order to develop a mixed-use project. The amendment includes a site specific policy in the FLUE (detailed below) and a non-binding preliminary development plan (attached). The preliminary development plan illustrates generalized traffic circulation throughout the site as well as the generalized locations of "villages" with associated uses and greenways/conservation lands.

Consistent with the Agricultural land use categories, the portion of the subject site that is north of Fiftone Road/Gilridge Road was rezoned via Ordinance 2010-874-E; approximately 5,520 acres was rezoned to Planned Unit Development-Satellite Community (PUD-SC) for development of a Rural Village in order to permit residential, commercial business and office uses. Approximately 371 acres of that PUD-SC are located just north of the amendment site; per Exception E-19-26, this area will be used as a solar farm. As a result, uses permitted within the PUD-SC would be clustered within the area of the proposed land use amendment. The table below illustrates the existing entitlements compared to the proposed uses, densities, and intensities per the proposed amendment.

<b>Existing entitlements under PUD-SC (2010-874-E) and *outlying agricultural land use categories</b>	<b>Proposed</b>
11,250 single-family units	11,250 single-family units
3,750 multi-family units	3,750 multi-family units
750,000 SF - commercial	750,000 SF - commercial
300,000 SF - office	300,000 SF - office
*7 single-family units (AGR-1)	300,000 SF – light industrial
*12 single-family units (AGR-2)	375,000 SF - hospital
*42 single-family units (AGR-3)	340 rooms – hotel/lodging

Currently the entire subject site is undeveloped. The area surrounding the subject site is rural in character. A few industrial and commercial uses are located on the east side of U.S. 301; these uses are generally associated with the highway and with the railroad, which runs parallel along the east side of U.S. 301. Commercial uses such as gas stations and fast food restaurants are located on the south side of the interchange of I-10 and U.S.

301. Fiftone Road/Gilridge Road leads to the Trail Ridge Landfill, with the main landfill property abutting the eastern boundary of the subject site.

Southeast of the subject area across U.S. 301, 939.50 acres was rezoned to Planned Unit Development-Satellite Community (PUD-SC), the Trails Annex Rural Village PUD, with Ordinance 2006-774-E. The PUD allows up to 989 residential units to be developed into a Rural Village pursuant to the AGR land use category of the FLUE. The Rural Village was approved with an allowed mix of uses, including, residential, village centers, neighborhood center and public facilities (schools, fire stations and public safety facilities). This PUD has not been developed, and the land is currently vacant. This land is a portion of a pending land use amendment, Ordinance 2020-279-E, which extends east along Normandy Boulevard away from the subject site. Ordinance 2020-279 seeks to change the land use designation of approximately 2,167 acres from Rural Residential (RR), AGR-2, AGR-3, AGR-4, and Light Industrial (LI) to RR, AGR-4, Community/General Commercial (CGC), and Conservation (CSV) in order to develop the site with mostly residential uses, some commercial uses planned along Normandy Boulevard, and conservation uses.

The MU category is pursuant to an approved conceptual long-term master plan and is implemented through one or more PUD or conventional zoning districts. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. The current zoning for the subject site is AGR and PUD (mentioned above). The applicant intends to file a companion PUD rezoning for the entire subject site after approval of a conceptual master plan is granted.

Proposed site specific FLUE Policy 4.3.20

In accordance with Ordinance 2021-302, which designates a 7,002 acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 7,002 acre site. The conceptual master plan shall commence within one (1) year of the approval date of Ordinance 2021-302/L-5457-20A, and conclude no later than three (3) years from the approval date of Ordinance 2021-302/L-5457-20A. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of attached and detached residential, neighborhood and regional commercial centers including lodging; professional and business offices including hospital and medical related uses; and light industrial. More specifically, the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI), Light Industrial (LI) and Recreation and Open Space (ROS), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

Single Family Residential (DU)	11,250
Multi-family Residential (DU)	3,750
Commercial (GSF)	750,000
Hotel/Lodging (RMS)	340
Office (GSF)	300,000
Light Industrial (GSF)	300,000
Hospital (GSF)	375,000

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

The adjacent land use categories, zoning districts and property uses of the land use amendment site are as follows:

North: Land Use: AGR-2 / Nassau County  
Zoning: AGR, PUD / Nassau County  
Property Use: Undeveloped land-Government / Nassau County

South: Land Use: Public Buildings and Facilities (PBF), AGR-3, AGR-4, LI  
Zoning: Public Buildings and Facilities-1 (PBF-1), AGR, PUD  
Property Use: landfill and timberland

East: Land Use: AGR-2 (across U.S. 301), AGR-3  
Zoning: AGR, Industrial Light (IL) (on both sides of U.S. 301)  
Property Use: CSX Railroad and Loblolly Mitigation Preserve (across U.S. 301) and undeveloped land

West: Land Use: Baker County, PBF, AGR-1, AGR-3  
Zoning: Baker County, PBF-1, and AGR  
Property Use: Baker County, landfill, and undeveloped land

The Land Utilization Map at the end of this report provides a detailed picture of the existing development pattern for the immediate area.

## **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.

The land use amendment is associated with a proposed site specific policy, FLUE Policy 4.3.20. The impact assessment incorporates the proposed intensity/density based on the maximum allowed uses as identified in the site specific policy.

Scenario 1 is an assessment of the Development Impact Standards per FLUE Policy 1.2.16 for the current land use category designations compared to the proposed development potential per the site specific policy. Scenario 2 is an assessment of the existing entitlements per the PUD-SC (2010-874-E) and the current outlying agricultural land use designations of the subject site compared to the proposed development potential per the site specific policy.

### **Impact Assessment Baseline Review**

<b>Development Analysis</b>		
Development Boundary	Rural Development Area	
Roadway Frontage Classification / State Road	U.S. 301 (major arterial) and Maxville Macclenny Highway	
Plans and/or Studies	Southwest Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Mixed-use project
Land Use / Zoning	Current: AGR-1, 2, 3 / AGR and PUD	Proposed: MU / PUD
Development Standards for Impact Assessment	<p><u>Current:</u> Scenario 1: AGR-1 – 1 DU/100 Acres; AGR-2 – 1 DU/40 Acres; AGR-3 – 1 DU/10 Acres</p> <p>Scenario 2: 11,250 single-family units; 3,750 multi-family units; 750,000 square feet commercial; 300,000 square feet office; and AGR-1 – 1 DU/100 Acres; AGR-2 – 1 DU/40 Acres; AGR-3 – 1 DU/10 Acres</p>	<p><u>Proposed:</u> Scenarios 1 and 2: 11,250 single-family units; 3,750 multi-family units; 750,000 square feet commercial; 300,000 square feet office; 300,000 square feet light industrial; 375,000 square feet hospital; and 340 rooms for hotel/lodging</p>
Development Potential	<p><u>Current:</u> Scenario 1: AGR-1 – 59 units; AGR-2 – 14 units; and AGR-3 – 43 units</p> <p>Scenario 2: 11,250 single-family units; 3,750 multi-family units; 750,000 square feet commercial; 300,000 square feet office; AGR-1, 7 units; AGR-2, 12 units; AGR-3, 42 units</p>	<p><u>Proposed:</u> Scenarios 1 and 2: 11,250 single-family units; 3,750 multi-family units; 750,000 square feet commercial; 300,000 square feet office; 300,000 square feet light industrial; 375,000 square feet hospital; and 340 rooms for hotel/lodging</p>

<b>Development Analysis</b>	
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 11,134 single-family units and 3,750 multi-family units Scenario 2: Decrease of 61 single-family units
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 1,725,000 square feet and 340 rooms for hotel/lodging Scenario 2: Increase of 675,000 square feet and 340 rooms for hotel/lodging
Population Potential	<u>Current:</u> Scenario 1: 308 people Scenario 2: 38,899 people
	<u>Proposed:</u> Scenarios 1 and 2: 38,737 people
<b>Special Designation Areas</b>	
Aquatic Preserve	No
Septic Tank Failure Area	No
Airport Environment Zone	500' Cecil Field
Industrial Preservation Area	No
Cultural Resources	No
Archaeological Sensitivity	Low, Medium, and High
Historic District	No
Coastal High Hazard/Adaptation Action Area	No
Groundwater Aquifer Recharge Area	0-4 inches
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	No
<b>Public Facilities</b>	
Potential Roadway Impact	Scenario 1: 162,553 net new daily vehicular trips Scenario 2: 7,574 net new daily vehicular trips
Potential Public School Impact	Scenarios 1 and 2: 4,995 students
Water Provider	To be addressed in the conceptual master plan
Potential Water Impact	Scenario 1: Increase of 3,912,306.632 gpd Scenario 2: Decrease of 5,366 gpd
Sewer Provider	To be addressed in the conceptual master plan
Potential Sewer Impact	Scenario 1: Increase of 2,934,229.974 gpd Scenario 2: Decrease of 4,024.5 gpd
Potential Solid Waste Impact	Scenario 1: Increase of 42,604 tons per year Scenario 2: Increase of 2,066.5 tons per year
Drainage Basin/Sub-basin	St. Mary's River and Black Creek Basins and Brady/Yellow Branch, Deep Creek Stream, Unnamed Slough, Long Branch Stream, and Unnamed Run Sub-basins
Recreation and Parks	Maxville Park and Loblolly
Mass Transit Access	No
<b>Natural Features</b>	
Elevations	82-88 feet
Land Cover	6250 (hydric pine flatwoods); 4410 (pine plantation); 6300 (wetland forested mixed); 6460 (mixed scrub-shrub wetland); 4430 (forest regeneration); 6170 (mixed wetland hardwoods); 2150 (field crops); 4110 (pine flatwoods)
Soils	14-Boulogne fine sand; 22-Evergreen-Wesconnett complex; 32-Leon fine sand; 35-Lynn Haven fine sand; 38-Mascotte fine sand; 44-Mascotte-Pelham complex; 51-Pelham fine sand; 56-



<b>Development Analysis</b>	
	Pottsburg fine sand; 63-Sapelo fine sand; 66-Surrency loamy fine sand; and 82-Pelham fine sand, depressional
Flood Zones	AO and AE
Wetlands	6110 (bay swamps); 6170 (mixed wetlands hardwoods); 6210 (Cypress); 6250 (wet pinelands/hydric pine); 6300 (wetland forest mixed); 6410 (freshwater marshes/Graminoid Prairie); 6430 (wet prairies); and 6460 (mixed scrub-shrub wetland)
Wildlife (applicable to sites greater than 50 acres)	See Wildlife and Habitat Assessment Report on file with PDD

### **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).

The MU category is unique in that development shall not be permitted until a conceptual master plan is approved by the City Council. With regards to water/sewer utilities, the conceptual master plan shall address the strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities.

### **Transportation**

The Planning and Development Department completed a transportation analysis, on file with the Planning and Development Department. Scenario 1 is an assessment of the Development Impact Standards per FLUE Policy 1.2.16 for the current land use category designations compared to the development potential per the proposed site specific policy, FLUE Policy 4.3.20. Scenario 2 is an assessment of the existing entitlements per the PUD-SC (2010-874-E) and the current outlying agricultural land use designations of the subject site compared to the proposed development potential per the site specific policy. If the land use is amended to MU as proposed, development could result in an increase in net new daily vehicular trips of 162,553 under Scenario 1 and 7,574 trips under Scenario 2. This analysis is based upon the comparison of what potentially could be built on that site 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 6.

The subject site is accessible via U.S. 301, a 4-lane divided highway maintained by the Florida Department of Transportation (FDOT). The proposed development will have significant impacts on the roadway network. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT to ensure that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment.

### **School Capacity**

The Planning and Development Department determined that the proposed amendment from AGR-1, -2 and -3 to MU has the development potential per the proposed site specific FLUE Policy 4.3.20. Given this, the proposed amendment could result in the development of 15,000 dwelling units.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

- Elementary School
  - Concurrency Service Area (CSA) 1
  - 2020/2021 enrollment: 13,689
  - Current utilization: 70%
  - New student development from amendment: 2,505
  - 5-year utilization: 63%
  - Available seats in CSA 1: 5,989
  - Available seats in adjacent CSA(s) 2 and 8: 3,218
  
- Middle School
  - CSA 1
  - 2020/2021 enrollment: 8,270
  - Current utilization: 83%
  - New student development from amendment: 1,095
  - 5-year utilization: 88%
  - Available seats in CSA 1: 108
  - Available seats in adjacent CSA(s) 2 and 7: 395
  
- High School
  - CSA 1
  - 2020/2021 enrollment: 4,793
  - Current utilization: 95%
  - New student development from amendment: 1,395
  - 5-year utilization: 89%
  - Available seats in CSA 1: 2,759
  - Available seats in adjacent CSA(s) 2 and 8: 1,174

The analysis of the proposed development reveals a deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

#### Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

#### Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

- Mamie Agnes Jones Elementary #236
  - CSA 1
  - Amendment student generation: 2,505
  - School Capacity including permanent spaces and portables: 455
  - Current enrollment 20 day county for 2019/2020: 327
  - Percent Occupied: 72%
  - 4-year projection: 68%
  
- Baldwin Junior/Senior #38
  - CSA 1
  - Amendment student generation: 2,490
  - School Capacity including permanent spaces and portables: 1,003
  - Current enrollment 20 day county for 2019/2020: 1,293
  - Percent Occupied: 129%
  - 4-year projection: 124%

#### **Airport Environment Zone**

The southern portion of the site is located within the 500-foot Height and Hazard Zone for Cecil Field Airport. Zoning will limit development to a maximum height of less than 500 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.

## Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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.

## 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.

## Infrastructure Element –Natural Groundwater Aquifer Recharge Sub-Element

**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.

## Flood Zones

Approximately 521 acres of the subject site are located within the AO flood zone and approximately 2,488 acres within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the

various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The AO flood zone is defined as areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

**Conservation /Coastal Management Element (CCME)**

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site. The applicant submitted a generalized wetlands map completed by photogrammetric analysis by an environmental firm showing the size and location of wetlands. Pursuant to the applicant's wetlands map, approximately 2,367.62 acres of the site is identified as wetlands. The Department reviewed aeriels, soils and elevations to determine quality and functional value of the wetlands. Based on the information noted below, the development can be achieved consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

The land use amendment was unanimously approved by the Waterways Commission on January 13, 2021.

Wetlands Characteristics:

Approximate Size: 2,367.62 Acres

General Location(s): Wetlands are located in different areas throughout the amendment site.

Quality/Functional The Category II wetlands (13.30 acres) has a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City's waterways.

The Category III wetlands (2,354.32 acres) have a medium functional value for water filtration attenuation and flood water capacity due to isolation, size and indirect impacts on the City's waterways.

Soil Types/  
Characteristics: Evergreen-Wesconnett complex, depressional (22) – The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are in depressions. The soils are moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods.

Mascotte-Pelham complex (44) – The Mascotte soil series consists of nearly level, poorly drained soils formed in thick sandy and loamy marine sediments the soils are found in flatwoods and are moderately slowly permeable and moderately permeable. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent. The Pelham soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil complex grows when the water table is close or at the soil surface; generally in depressions.

Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Surrency loamy fine sand, depressional (66) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Pelham fine sand, ponded (82) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located in depressions and are moderately permeable and moderately slowly permeable. The water table is at or above the surface.

Wetland Category: Category II (13.30 acres) and III (2,354.32 acres)

Consistency of Permitted Uses: Category II Wetlands: CSV, Residential at 1 unit/5 acres, Permitted WD/WR Uses, Silviculture. Must meet CCME Policies 4.1.3 and 4.1.5. Category III Wetlands: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: The conceptual master plan is required to address the general distribution and location of conservation areas and wetland buffers. Any development resulting from this amendment must be consistent with the conceptual master plan. Any future development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.

Associated Impacts: The AO flood zone is found mostly in the northwestern portion of the site, and the AE flood zone is found throughout the property.

Relevant Policies: CCME Policies 4.1.3, 4.1.5 and 4.1.6 – see below

Conservation/Coastal Management Element

**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 4.1.5**

The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:

- (a) Dredge and fill  
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
- (b) Vegetation  
For Category I wetlands:  
All native vegetation outside the development area is maintained in its natural state  
  
For Category II wetlands:  
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

- (2) Residential uses, provided the following standards are met:

- (a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
  - ii buildings shall be clustered together to the maximum extent practicable; and
  - iii dredging or filling shall not exceed 5% of the wetlands on-site; and
- (b) Vegetation  
For Category I wetlands:  
All native vegetation outside the development area is maintained in its natural state  
  
For Category II wetlands:  
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

#### **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.

## **Wildlife**

The applicant submitted a wildlife and habitat assessment of the subject site (on file with the Planning and Development Department). According to the assessment, the upland and wetland habitat communities found on-site are considered common in the landscape of northeast Florida. Two listed wildlife species were documented as utilizing the property during the on-site assessment – bald eagle and sandhill crane. Two bald eagle nest trees were located, one within the subject property and one on the border of the property, both of which require current bald eagle protection protocols. Two sandhill cranes were also observed foraging within the subject property during the on-site assessment. If a United States Army Corps of Engineers (USACE) and/or St. Johns River Water Management District (SJRWMD) permit is required for the project, United States Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Conservation Commission (FWC) may be notified and allowed to comment on listed species with the potential to occur on site. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. The species that may trigger a request for additional information include the eastern indigo snake, wood stork, Florida sandhill crane, American bald eagle, and/or gopher tortoise.

## Conservation Coastal Management Element

Policy 3.5.5 The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of Policy 3.5.5, the term listed species shall be limited to listed animal species as defined in the Definitions Section of this Element.

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on October 16, 2020, the required notices of public hearing signs were not yet posted. Signs were posted the

next day on October 17, 2020, and pictures of the posted signs were provided. Twenty-four (24) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates. Baker, Clay, and Nassau County and the Town of Baldwin were also notified due to their proximity to the subject site.

The Citizen Information Meeting was held on October 19, 2020. No members of the public attended.

## **CONSISTENCY EVALUATION**

### **Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies**

#### **Future Land Use Element (FLUE)**

##### ***Development Areas***

***Rural Area (RA):*** The RA consists of all lands outside of the Suburban Area and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. The MU land use category is intended to accommodate large-scale development/redevelopment pursuant to an approved conceptual long-term master plan. The criteria provided within the MU are based on a long-term planning strategy that results in a cohesive and compatible development pattern, the provision of adequate public facilities, utilities and infrastructure and the protection of environmentally sensitive land and species. New designations under the MU category in the Rural Area shall generally be for sites greater than 1,000 acres. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.5** The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

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 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any

other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

According to the Category Description of the Future Land Use Element (FLUE), the Agriculture (AGR) land use categories are intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the city. The Agriculture land use categories, AGR-1, -2, and -3 differ in the maximum allowed density for each category. A portion of this land use amendment was previously proposed to be developed into a Rural Village pursuant to the AGR functional land use categories of the Future Land Use Element. A Rural Village may be approved within various Agricultural land uses with a PUD-SC rezoning and is intended to cluster development and maximize the preservation of natural areas, thereby reducing the need for residents of the surrounding lands to travel to the City's Urban area for work, recreation and shopping and encourage the interconnection of roadways and bikeways, greenways and trails in the area. Location restrictions, size and density provisions for a maximum of seven (7) units per acre for single family residential and two (2) to 15 units per acre for multi-family residential are included for Rural Villages within the AGR category description. However, after the adoption of the conceptual master plan, it is the intent of the applicant to rezone the existing PUD-SC to PUD.

The proposed land use amendment to MU is consistent with the MU land use category as adopted with Ordinance 2021-001-E. The MU category is intended to accommodate large-scale development and redevelopment projects pursuant to an approved conceptual long-term master plan and is implemented through one or more PUD or conventional zoning districts. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until a conceptual master plan is approved by the City Council. The conceptual master plan shall, at a minimum, address the following:

1. The general distribution, location and densities or intensities of residential and non-residential development;
2. Acknowledgement that rezonings will be submitted where such uses, densities and intensities are inconsistent with the current zoning designations prior to development reviews and approvals for developments within the overall site;
3. The general distribution and location of conservation areas and wetland buffers;
4. The strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities, and the

Water Supply Facilities Work Plan (WSFWP) must be updated prior to any development phase requiring construction of potable, treatment, and/or non-potable water supply facilities to incorporate the applicable planned facilities into the WSFWP;

5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network;
6. General identification of how the major internal transportation facilities will connect to the external transportation network with proposed future connections to any State facilities subject to review by the Florida Department of Transportation;
7. A basic assessment shall be conducted of the currently identified and expected roadway operating conditions of the immediately surrounding transportation network for the conceptual master plan (methodologies and assumptions used in this assessment shall be agreed upon by the Planning and Development Department, the Florida Department of Transportation, and the owner or authorized agent); and
8. Coordination with the Florida Fish and Wildlife Conservation Commission staff in the design of the conceptual master plan.
9. Requirements and limitations for submitting proposed conceptual master plan amendments through the Planning and Development Department to the City Council for review and approval.

The criteria provided within this category are based on a long-term planning strategy that results in a cohesive and compatible development pattern, the provision of adequate public facilities, utilities and infrastructure and the protection of environmentally sensitive land and species. New designations under the MU category shall generally be for sites greater than 250 acres in size in the Suburban, Urban and Urban Priority Development Areas and for sites greater than 1,000 acres in the Rural Development Area. Development within each MU designation shall include a mix of both residential and non-residential uses and shall incorporate multi-modal transportation concepts consistent with goals of the Mobility Strategy Plan.

The amendment site is located within the boundaries of the Rural Development Area, and per the proposed site specific FLUE Policy 4.3.20, the permitted uses include a variety of single and multi-family residential, neighborhood and regional commercial centers including lodging; professional and business offices including hospital and medical related uses; and light industrial. More specifically, the following land use categories would be permitted pursuant to FLUE Policy 4.3.20: Low Density Residential (LDR), Medium Density Residential (MDR), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI), Light Industrial (LI), and Recreation and Open Space (ROS), all consistent with the Multi-Use Land Use Category.

The subject site is located on U.S. 301, approximately one (1) mile south of I-10. Commercial and industrial uses located at this interchange, as well as along Normandy Boulevard and U.S. 301, are an economic driver in the City of Jacksonville, resulting in job opportunities. The proposed MU land use is appropriately located off U.S. 301, a major arterial roadway, optimizing the potential of economic benefit. Furthermore, Cecil



Commerce Center is located approximately seven (7) miles east of the subject site; this economic driver provides employment opportunities. Development under the proposed land use amendment provides a residential base for employment.

Development of a large area creates the need for a variety of housing types, increasing the amount of land necessary to accommodate anticipated growth for permanent residents and business in the vicinity. FLUE Table L-20 identifies an excess of agricultural land on a citywide basis, and characteristics of the surrounding area demonstrate the amendment would result in compatible uses and development scale. Therefore, pursuant to FLUE Goal 3, Objectives 1.1 and 3.1 and Policies 1.1.5, 1.1.21 and 3.1.6, the proposed amendment increases housing opportunities to support growth and fosters a well-balanced and organized combination of residential and non-residential uses.

As previously mentioned, the portion of the subject site that is north of Fiftone Road/Gilridge Road was rezoned to PUD-SC via Ordinance 2010-874-E for development of a Rural Village in order to permit residential, commercial business and office uses. According to that written description, the ICI Rural Villages is currently entitled to develop a maximum of 11,250 single family residential, 3,750 multi-family residential dwelling units, 750,000 square feet of commercial uses, and 300,000 square feet of office uses. The proposed land use amendment to MU increases the acreage of the original Rural Village concept by approximately 1,000 acres and adds the following, per the proposed site specific policy: 340 rooms for hotel/lodging uses, 300,000 square feet for light industrial uses, and 375,000 square feet for hospital uses. Given the mix of uses within the proposed MU area, development of the subject site would be compatible with the commercial and industrial development along Normandy Boulevard and U.S. 301, as well as providing a balanced mix of uses for the area, consistent with FLUE Goal 1. While at a much larger scale than past land use amendments in the surrounding area, the proposed MU land use category allows for uses that are consistent with the development trends in the area and are consistent with the intent of the Rural Development Area as called for in FLUE Objective 1.1 and 3.1.

The applicant intends to submit a companion rezoning application to Planned Unit Development (PUD). The MU category is pursuant to an approved conceptual long-term master plan and is implemented through one or more PUD or conventional zoning districts. The conceptual master plan is subject to review and approval by the City Council prior to submittal of land development reviews and approvals, including the PUD rezoning. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until a conceptual master plan is approved. As with any PUD rezoning, the companion PUD should provide for buffers and site design techniques to promote compatibility with the surrounding areas of the amendment site and a gradation of uses and scale transition. The companion PUD must also address design elements, location of uses, internal roads and access points and protection of the wetland basins on the site. Following approval of the conceptual master plan, the companion PUD rezoning will be reviewed for consistency with the MU designation and for consistency with FLUE Policies 1.1.10 and 1.1.12.

## **Vision Plan Consistency**

The site is within the boundary of the *Southwest Jacksonville Vision Plan*. However, the plan does not identify specific recommendations for the subject site. The plan recommends the protection of rural character and open spaces in these western areas of the district. To protect existing natural and cultural resources, village based subdivision designs should be promoted. Development should protect the character of the existing corridor. Consistency with the Vision Plan will be further reviewed with the conceptual master plan and recognizing existing entitlements.

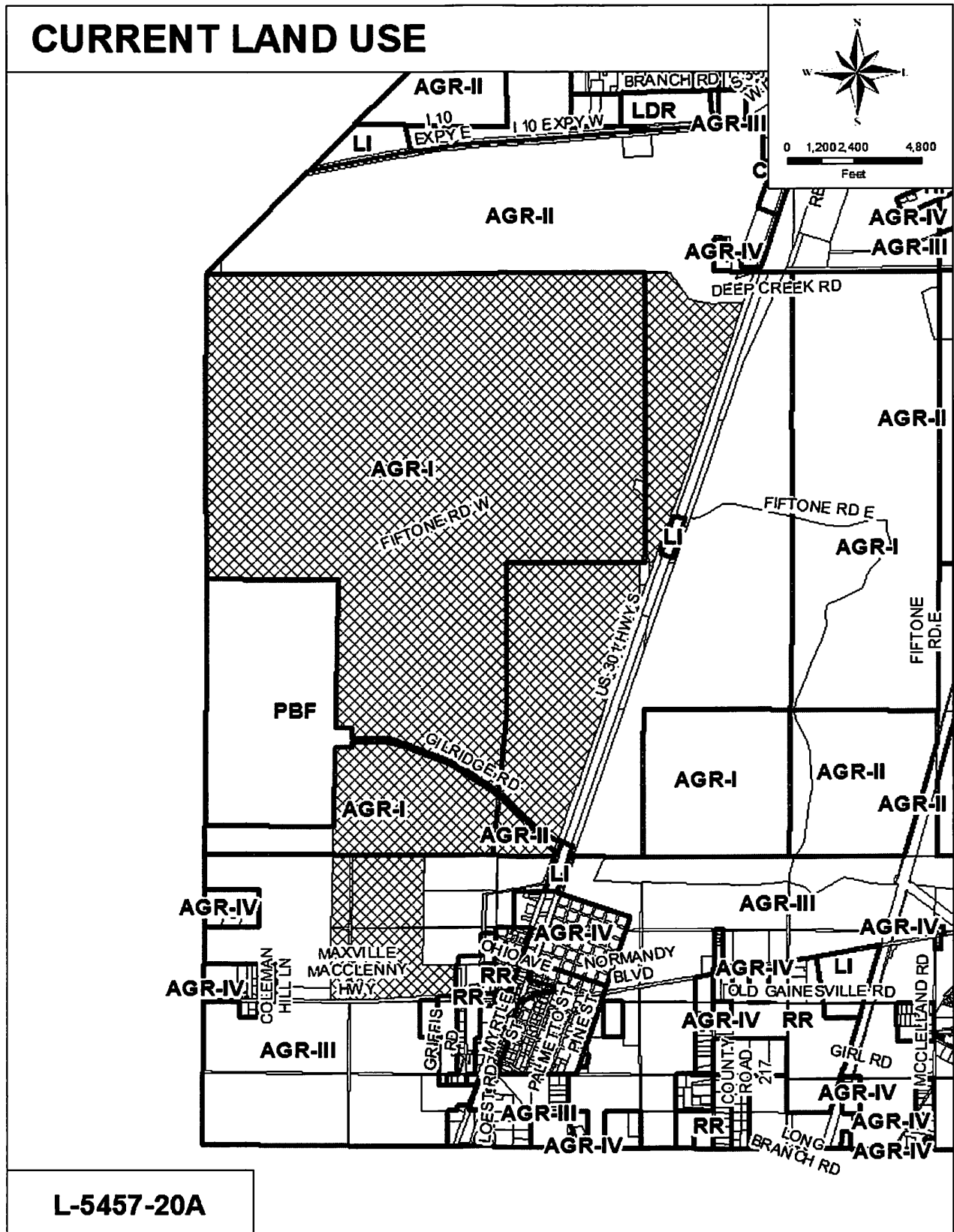
## **Strategic Regional Policy Plan**

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

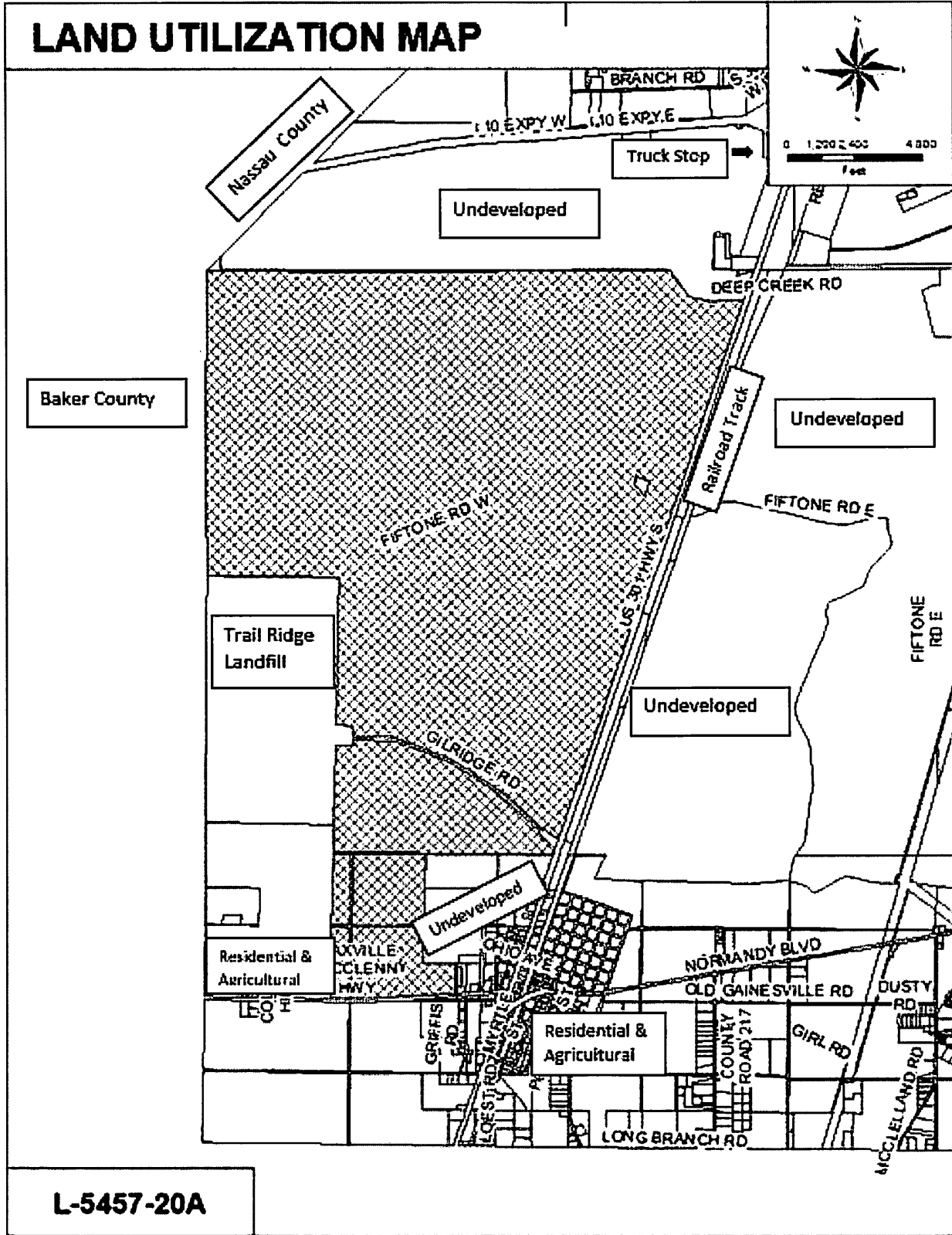
Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing needs in the northeast Florida region and creating a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with Policy 21 of the Strategic Regional Policy Plan.

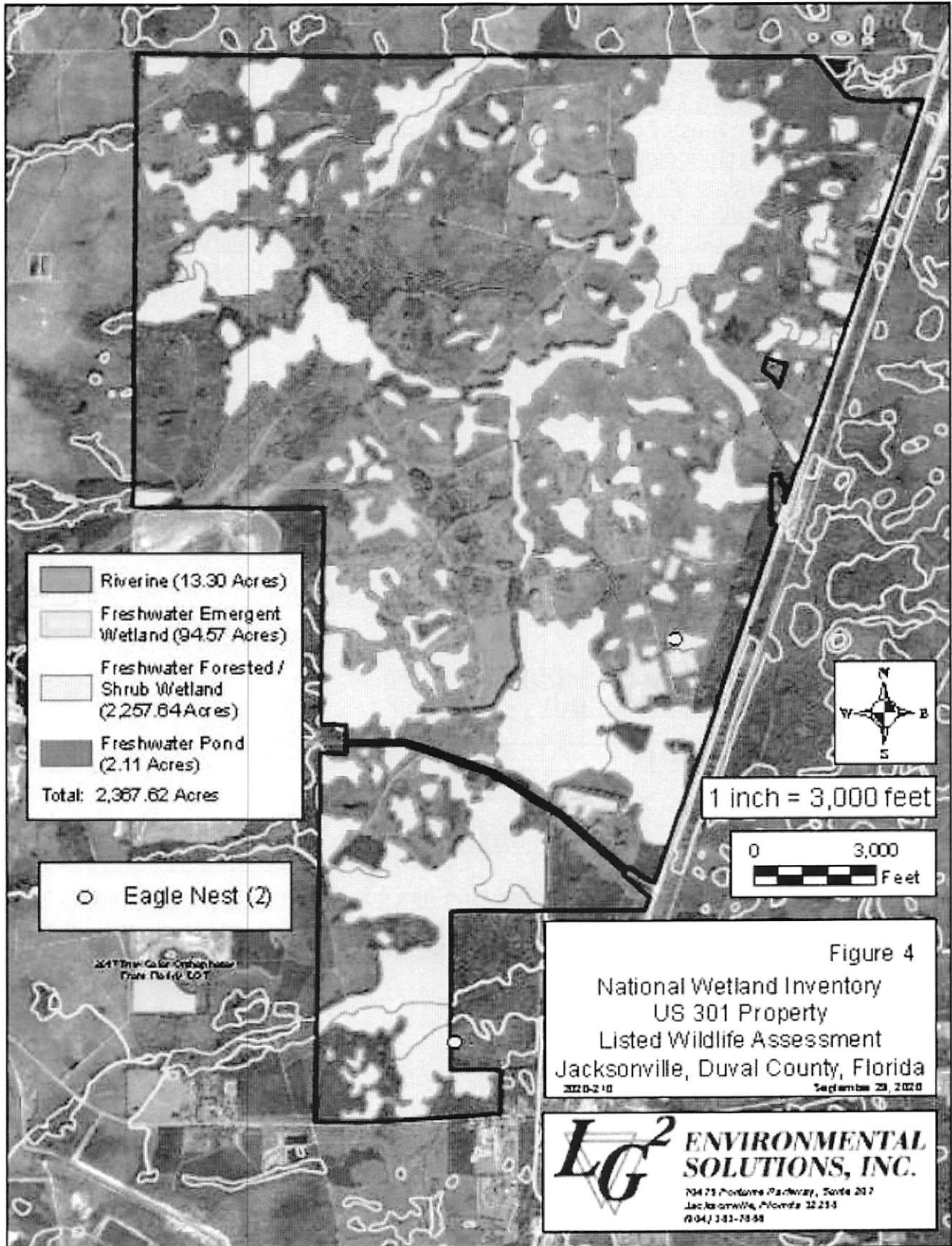
# LOCATION AND CURRENT LAND USE AMENDMENT MAP



**LAND USE AMENDMENT LAND UTILIZATION MAP**



# WETLANDS MAP



**Site Specific Policy with L-5457-20A / Ordinance 2021-302  
FUTURE LAND USE ELEMENT**

**Policy 4.3.20**

In accordance with Ordinance 2021-302, which designates a 7,002 acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 7,002 acre site. The conceptual master plan shall commence within one (1) year of the approval date of Ordinance 2021-302/L-5457-20A, and conclude no later than three (3) years from the approval date of Ordinance 2021-302/L-5457-20A. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of attached and detached residential, neighborhood and regional commercial centers including lodging; professional and business offices including hospital and medical related uses; and light industrial. More specifically, the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI), Light Industrial (LI) and Recreation and Open Space (ROS), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

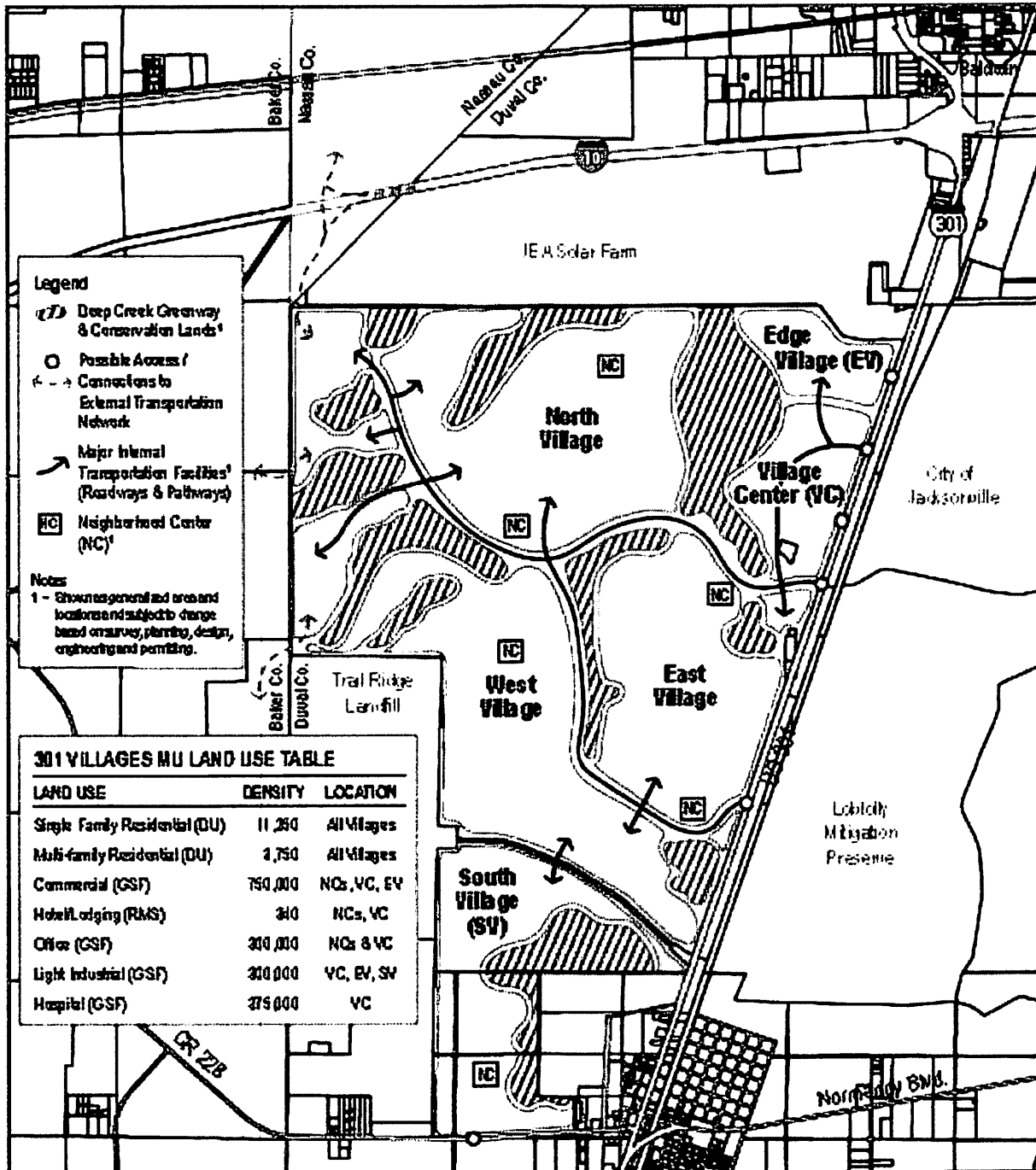
<u>Single Family Residential (DU)</u>	<u>11,250</u>
<u>Multi-family Residential (DU)</u>	<u>3,750</u>
<u>Commercial (GSF)</u>	<u>750,000</u>
<u>Hotel/Lodging (RMS)</u>	<u>340</u>
<u>Office (GSF)</u>	<u>300,000</u>
<u>Light Industrial (GSF)</u>	<u>300,000</u>
<u>Hospital (GSF)</u>	<u>375,000</u>

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

**Non-binding Preliminary Development Plan**

**301 Villages**

**Preliminary Development Plan**



**Legend**

- Deep Creek Greenway & Conservation Lands<sup>1</sup>
- Possible Access / Connections to External Transportation Network
- Major Internal Transportation Facilities<sup>1</sup> (Roadways & Pathways)
- Neighborhood Center (NC)<sup>1</sup>

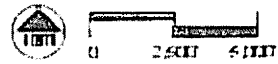
**Notes**

1 - Shows generalized area and location and subject to change based on survey, planning, design, engineering and permitting.

**301 VILLAGES MU LAND USE TABLE**

LAND USE	DENSITY	LOCATION
Single Family Residential (DU)	11,250	All Villages
Multi-family Residential (DU)	1,750	All Villages
Commercial (GSF)	750,000	NCs, VC, EV
Hotel/Lodging (RMS)	340	NCs, VC
Office (GSF)	300,000	NCs & VC
Light Industrial (GSF)	300,000	VC, EV, SV
Hospital (GSF)	275,000	VC

September 14, 2020



**PROSSER**  
INCORPORATED