

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-637 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 3, 2019

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2019-637** to Planned Unit Development.

Location: Pondue Lane between Partridge Way and Retreat Boulevard

Real Estate Number(s): 099116-0010, 099098-0020, 099097-0000, 099096-0000, 099101-0000, 099113-0000, 099104-0000, 099118-0000, 099107-0000, 099106-0000, 099108-0000, 099116-0000, 099-116-0010, 099098-0010

Current Zoning District(s): Residential Medium Density-A (RMD-A)
Residential Medium Density-C (RMD-C)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: R. Bruce McLaughlin
900 Gulf Boulevard, #303
Indian Rocks Beach, Florida 33785

Owner: Edward Kovach
Gulfstream Jacksonville, LLC
167 Neptune Drive
Hypoluxo, Florida 33462

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2019-637 seeks to rezone approximately 32.43 acres of land from RMD-A and RMD-C to PUD. The rezoning to PUD is being sought to allow a

maximum of 108 townhomes and 330 multifamily apartments. The written description also lists an assisted living facility as a permitted use. The site consists of several single family dwellings on small lots that have been combined by the developer.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD for 108 townhomes and 330 multi-family units. The subject site is located within the MDR land use category, within the Suburban Area. The MDR land use category is intended to provide compact low to medium density mixed use development. According to the JEA letter provided with the PUD Application, the site has access to water, but sewer service for this site is currently under construction, with an estimated completion of April 2020. The maximum allowable density for the MDR land use category within the Suburban Area is 20 units/acre and the minimum density is 7 units/acre when the site, when both centralized water and sewer are available. The proposed PUD is required to connect to centralized sewer in order to maintain consistency with the allowable density of the MDR land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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 1.1.12

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 1.2.9

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

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 108 townhomes and 330 multi-family dwelling units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The development will have approximately 100 feet of frontage on Collins Road. Within the 100 feet will be the entrance road and any identification signage. The proposed streetscape will be consistent with similar developments in the area.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The development will be required to have the minimum square footage of active recreation as well as a walking trail on the perimeter of the development.
- The use of topography, physical environment and other natural features: The site plan indicates that two of the existing ponds will be enlarged for stormwater retention. These ponds will also provide aesthetic value for the residents.
- Traffic and pedestrian circulation patterns: The site plan will have one entrance road from Collins Road. The multifamily units have a loop through the parking lot, while there are three cul-de-sacs for the townhomes.
- The use and variety of building setback lines, separations, and buffering: The written description requests a 60 foot maximum height for the apartments. Typically, the maximum height for multi-family is 45 feet. It is staff's opinion that the increased height will not affect the internal compatibility, but may have impacts to the surrounding properties. Staff will recommend a condition limiting the heights for buildings along the perimeter later in the report. The written description also requests a greater lot coverage of 75% over the standard 70% in the Zoning Code. However, the written description is providing a larger minimum lot area of 1,700 square feet over the 1,500 square feet in the code. The larger lot size can accommodate the increased lot coverage.
- The use and variety of building groupings: The multi-family and the townhomes will be separated, either by a road or pond.
- The variety and design of dwelling types: The two housing styles will provide alternative housing options.

- Compatible relationship between land uses in a mixed use project: The two uses are residential and will be compatible. Although the developments share a road, there will not be any adverse impacts between the two projects.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed multi-family and townhomes are surrounded townhomes and apartments on the north and south and duplexes on the west. These existing uses are similar to the proposed development.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	PUD (96-140)	Chatham Woods condominiums
South	MDR	RMD-C	Multi-family apartments, Interstate I-295
East	MDR	RMD-A	Single family dwellings
West	MDR	RMD-D PUD (90-190)	Duplexes Duplexes, single family dwellings

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description indicates the maximum height for townhomes will be 35 feet. This is the same potential height as the surrounding zoning districts. The maximum height for the apartments is shown as 60 feet. This seems excessive as the apartment buildings are 20 feet from the existing two story apartments to the north and two story quadplexes to the west. **Staff is recommending the maximum height for the apartments be limited to 45 feet adjacent to the north and west property lines.**

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a multi-family development. The PUD is appropriate at this location because the proposed development is surrounded by similar residential uses. The proposed density will not create any adverse impacts to the surrounding uses.

- The availability and location of utility services and public facilities and services: JEA indicates that sanitary sewer is currently not available to the site. However a 12 inch force main is under construction in the Collins Road right of way and will be available in April 2020. The proposed development will be required to connect to the force main.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 YEAR PROJECTION
Venetia ES #68	2	73	468	433	93%	98%
JEB Stuart MS #207	2	32	1,029	672	65%	67%
Lee HS #33	2	41	1,844	1,736	94%	96%

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: the City's Traffic Engineer has provided the following comments.

Traffic Engineering Division has no objection to the "T" or "Hammerhead" turnaround as long as the road remains private.

Provide a traffic study including a traffic signal warrant study and the need for left and right turn lanes. If warranted, the turn lane deceleration lengths shall meet FDOT standards based on the posted speed limit. The queue length for the turn lanes will be determined by the study.

If a left turn is required, the entire area which encompasses the existing pavement, from the beginning of the taper to the end of the taper, shall be resurfaced in accordance with City Standards.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. The multi-family will be required to have 150 square feet of active recreation area or 49,500 square feet. The townhomes will have 16,200 square feet of active recreation area. The written description mentions a walking trail along the perimeter of the development for the use of the residents.

(8) Impact on wetlands

Review of City data indicates the potential existence of 4.95 acres of Category III wetlands on the subject site. Based on that information, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies, providing the applicant obtain any necessary permits from the SJRWMD.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The written description indicates the townhomes will have two parking spaces per unit, which is consistent with Part 6 of the Zoning Code. The multi-family units will have 657 parking spaces for the 330 apartments or 2 parking spaces per unit. The staff is confident that adequate parking will be provided for the development.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 20, 2019, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-637** be **APPROVED with the following exhibits:**

1. The original legal description dated July 19, 2019.
2. The original written description dated July 19, 2019.
3. The original site plan dated February 26, 2019.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-637** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Apartment buildings adjacent to the north and west property lines shall have a maximum height of forty-five (45) feet.
2. "T" or "Hammerhead" turnaround are permitted if the road remains private.
3. A traffic study shall be submitted at the time of verification of substantial compliance for review and approval by the Planning and Development Department. The study shall include a traffic signal warrant study and the need for left and right turn lanes. If warranted, the turn lane deceleration lengths shall meet FDOT standards based on the posted speed limit. The queue length for the turn lanes will be determined by the study.
4. If a left turn is required, the entire area which encompasses the existing pavement, from the beginning of the taper to the end of the taper, shall be resurfaced in accordance with City Standards.
5. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial view of subject property

