

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2020-169 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 9, 2020**

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 **2020-169** to Planned Unit Development.

***Location:*** 0 Starratt Road; at the corner of Yellow Bluff Road and Starratt Road

***Real Estate Number(s):*** 106175-0010; 108426-0370; 106176-0200

***Current Zoning District(s):*** Residential Low Density-90 (RLD-90)  
Planned Unit Development (PUD 1990-685-E)

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

***Current Land Use Category:*** Low Density Residential (LDR)  
Community General Commercial (CGC)

***Proposed Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North, District 6

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***Owner:*** YELLOW BLUFF PARTNERS LLC  
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***Staff Recommendation:***

**APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development 2020-169 seeks to rezone approximately 30.24 acres of land from Residential Low Density-90 (RLD-90) and Planned Unit Development (PUD 1990-685-E) to PUD. The rezoning to PUD is being sought to develop a single-family subdivision. The proposed subdivision would consist of 72 single-family dwelling lots. 36 of the lots would be a minimum 60 feet wide and minimum 6,000 square feet in area. The other 36 lots would be a minimum 50 feet wide and minimum 5,000 square feet in area. Ingress/Egress to the development would be on Yellow Bluff Road, north of Starratt Road.

There is a companion Land Use Amendment, 2020-168 (L-5391-19A). The proposed LUA is for the portion of the PUD that is PUD 1990-685-E which is in the CGC land use category. The proposed LUA is for CGC to LDR to make the proposed PUD consistent.

The current PUD, 1990-685-E, allows for a commercial retail center with uses from CCG-1 excluding arcades, pool halls, and laundromats.

#### **PUD Ord. 1990-685-E was approved with the following conditions:**

- (a) Prior to verification of substantial compliance with the PUD pursuant to Section 656.333(h) of the Ordinance Code, the developer shall submit a traffic study based upon methodology approved by the Planning Department and Traffic Engineer and be required to add to the present transportation system in a manner reasonably attributed to the proposed development. The same shall be subject to the review and approval of the Planning Department and the City Traffic Engineer.

#### **The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

A different traffic study will need to be completed for this property as the uses would change from commercial to residential, if approved. Traffic studies are a part of all new developments during 10-set review.

**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 CGC and LDR functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5391-19A (Ordinance 2020-168) that seeks to amend the portion of the site that is within the CGC land use category to LDR. Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5391-19A be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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

**Future Land Use Element:**

**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.

To attain the proposed density and lot sizes the developer will be required to connect to centralized water and sewer. The JEA memo dated April 3, 2019 explains connection options.

**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.

The proposed lot sizes will provide for smaller lot sizes in the area which are not currently provided. Lots in the proposed development are required to be either a minimum 60 feet wide (6,000 square feet in area) or 50 feet wide (5,000 square feet in area). These lots will provide as a transition from the RLD-90 lots surrounding it, preserve wetlands in the area, and be a complimentary lot size that is compatible with the LDR land use category.

**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.

Though these lots total a large area this project is filling in a gap between other residential subdivisions. The main lot was at one time cleared in preparation of the retail commercial center it was approved for in 1990. The lot was never developed leaving a large empty lot. The proposed development will provide residential options for those seeking smaller lots and will provide variation within lots sizes allowed in the LDR land use category and Suburban Development area of the City.

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

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

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

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): CGC and LDR. There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5391-19A (Ordinance 2020-168) that seeks to amend the portion of land that is within the CGC land use category to LDR. 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. The City Development Number is 6964.003. This project falls under a vested property. VPAC # 40527.0 reserves 72 single family lots. Concurrency is reserved for this project.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for 72 single-family lots. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Per the site plan provided and dated January 2020 the recreation and open space areas are provided at the entrance to the subdivision and near the wetlands being preserved on the properties.
- The treatment of pedestrian ways: Pedestrian walkways will be provided per the 2030 Comprehensive Plan and the Land Development Regulation Handbook.
- The use of topography, physical environment and other natural features: The proposed site plan takes under consideration the location of jurisdictional wetlands and provides for open space location near those wetlands. The site also provides two large retention ponds for additional drainage and flooding which may be caused during development.
- The use and variety of building setback lines, separations, and buffering: There is a 60 feet buffer between the proposed single-family lots on the northern portion of the subject properties and the established Hidden Creek subdivision development. The buffer is a 35 feet recorded drainage and utility easement and a 25 feet natural buffer. Single-family subdivisions are not required to buffer themselves from other single-family subdivisions as they are complimentary uses.

***(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 PUD is adjacent to both residential and commercial uses. Directly adjacent to the properties to the north and east are single-family subdivisions; Hidden Creek and The Cape. To the south (on the same corner) is a gas station and Dollar General. The proposed development is compatible with the overly suburban single-family characteristic of the area.
- The type, number and location of surrounding external uses: Single-Family Subdivisions in this area trend toward larger lots, typically; 70 feet wide to 90 feet wide and larger Acre lots. The proposed PUD is compatible by creating a transitional, smaller lot subdivision between larger lots and commercial uses.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

| <b>Adjacent Property</b> | <b>Land Use Category</b> | <b>Zoning District</b> | <b>Current Use</b>        |
|--------------------------|--------------------------|------------------------|---------------------------|
| <b>North</b>             | LDR                      | RLD-90                 | Single-Family Subdivision |
| <b>South</b>             | LDR                      | PUD 2018-016-E         | Single-Family Subdivision |
| <b>East</b>              | LDR                      | RLD-90                 | Single Family Subdivision |
| <b>West</b>              | CGC                      | PUD 2007-382-E         | Vacant Wooded             |

***(6) Intensity of Development***

The proposed development is consistent with the LDR functional land use category, if the proposed Land Use Amendment is approved then the proposed PUD will be consistent with the Land Use Category. The PUD is appropriate at this location because the subject properties are located within the suburban development area and is adjacent to other residential subdivisions. The proposed density preserves wetlands and provides for smaller lots which are not found in this area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed PUD takes into consideration existing development and environmental characteristics. The proposed site plan provides buffers to existing developments which are not required by current code and conserves the wetlands found on the properties.
- The existing residential density and intensity of use of surrounding lands: Residential lots immediately adjacent to the subject properties are larger lots. The lots range from minimum 70 feet wide to 90feet wide. The lots proposed in this PUD are a minimum 50 feet and 60 feet wide. The property on the corner of Yellow Bluff Road and Starratt

Road, adjacent to the subject property is commercial, developed with a gas station and convenience store.

- The availability and location of utility services and public facilities and services: The site will be served by central water and sewer through JEA.
- The amount and size of open spaces, plazas, common areas and recreation areas: The amount of space will be provided per the 2030 Comprehensive Plan and Land Development Regulations.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space and recreation area. 0.72 acres of active recreation is required by code. The proposed site plan shows an approximately 1.04 acre park will be provided on the eastern end of the development.

***(8) Impact on wetlands***

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

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 in the Community Planning memo attached to this report, the proposed rezoning may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

***(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.***

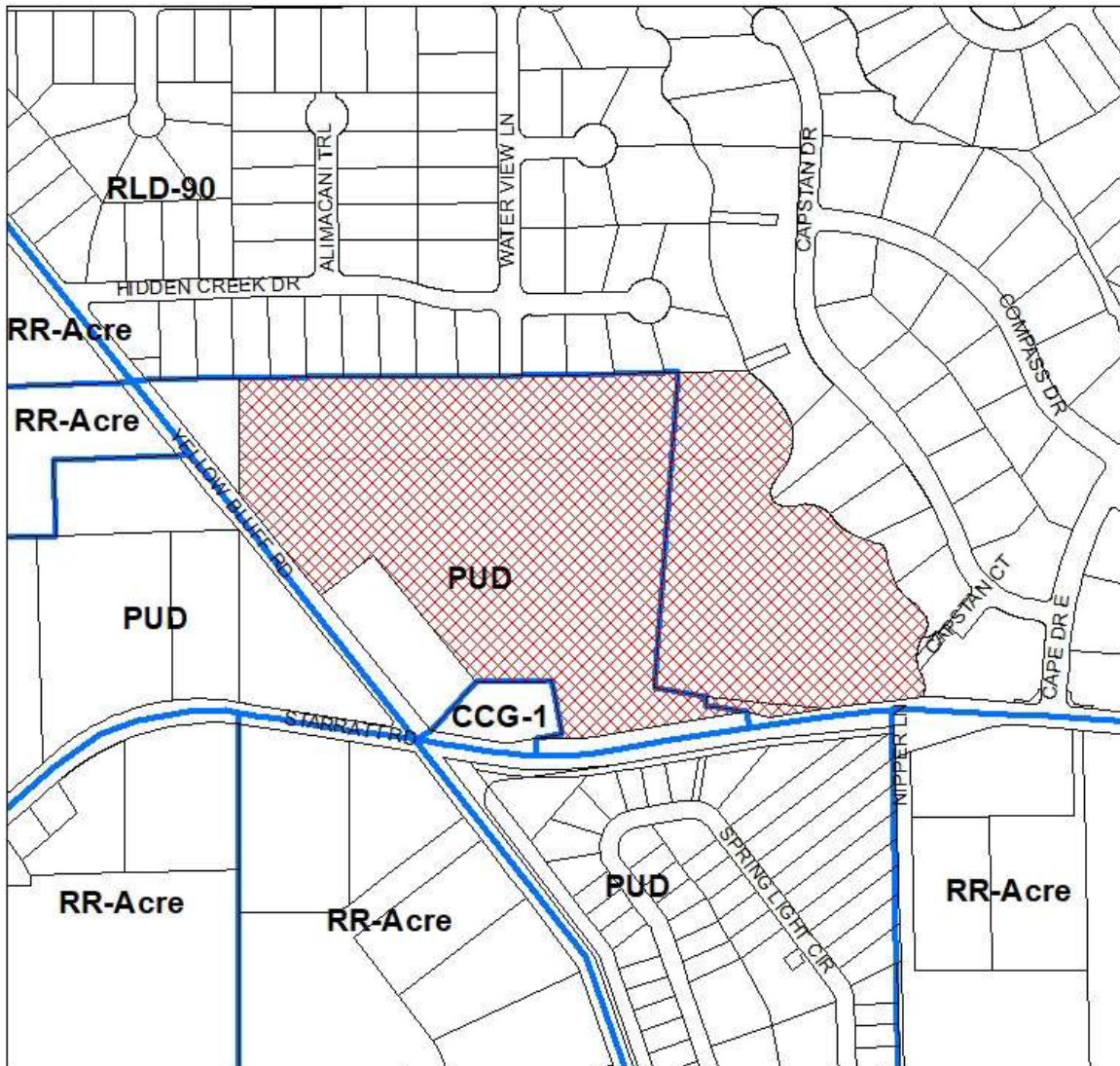
The site will be developed in accordance with Part 6 of the Zoning Code.

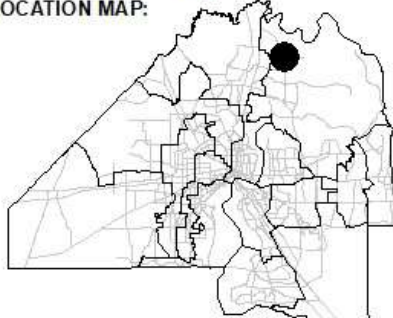

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.







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|---|---|--|
| <p>REQUEST SOUGHT:</p> <p>FROM: RLD-90 &amp; PUD</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p>  |  <p>0 150 300 600<br/>Feet</p> <p>COUNCIL DISTRICT:<br/>2</p> |
| <p>ORDINANCE NUMBER<br/>ORD-2020-0169</p>                           | <p>TRACKING NUMBER<br/>T-2020-2737</p>  | <p><b>EXHIBIT 2</b><br/><b>PAGE 1 OF 1</b></p>   |