

Planning Commission Vote:	7-0
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Aye
Jack Meeks	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis
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City of Jacksonville - Planning and Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-534 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 21, 2023

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 **2023-534** to Planned Unit Development.

Location: 6826 Richardson Road between New Kings Road and Welland Road

Real Estate Number(s): 041512-0000

Current Zoning District(s): Planned Unit Development (PUD 2005-120-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Lyudmyla Kolyesnik, Esq.
Purcell Flanagan Hay and Greene, P.A.
1548 Lancaster Terrace
Jacksonville Florida 32204

Owner: Valeriu Bliuc
Park & Go Truck Storage, LLC
788 Reflection Cove Road East
Jacksonville Florida 32218

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2023-534** seeks to rezone approximately 3.08± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to new PUD is being sought to allow the parking/storage of semi-tractors (but not trailers), trucks, buses, recreational vehicles and boats.

The current PUD, 2005-120-E is approved for a 20 lot single family residential subdivision.

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 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) 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 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5823-23C (Ordinance 2023-533) that seeks to amend the portion of the site that is within the Residential Professional Institutional (RPI) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5823-23C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

When applying the criteria of consistency with the 2045 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. This is especially important to an area with single family residential and low intensity commercial uses, where higher intensity commercial uses are being introduced, as is proposed in this Planned Unit Development. Therefore, while the proposed uses are consistent with the category description of the functional land use category, the intensity and scale of the project is **not consistent** with the intent of the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

No. This proposed rezoning to Planned Unit Development is **inconsistent** with the 2045 Comprehensive Plan, and does not further 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties

The PUD application does not offer any innovative site planning or smart growth techniques. The PUD has provided enhanced buffers and limited some uses, however this is not a sufficient transition from the proposed semi—tractor, truck storage and the adjacent residential uses.

Policy 1.1.21 Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide 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 3.1.2 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

The PUD written description has included enhanced buffers along the northern and southern property lines. In lieu of the 10-foot buffer, the PUD will provide a 20-foot-wide buffer, a six foot high fence and a larger evergreen tree than is required.

However, the staff has concerns about the storage of semi-tractors, trucks and buses adjacent to a single family subdivision. There is the potential for noise, vibrations and fumes emitting from these vehicles that will negatively impact the residential area even with the enhanced buffer.

(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 2045 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): Residential Professional Institutional (RPI). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series **L-5823-23C (Ordinance 2023-533)** that seeks to amend the portion of land that is within the Residential Professional Institutional (RPI) land use category to Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 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 the parking/storage of semi-tractors, trucks, RVs, buses and boats. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 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 Written Description includes an enhanced buffer along the Richardson Road frontage. The PUD will provide a 20 foot wide buffer, a six foot high fence and a 3 inch evergreen tree, in lieu of a 10 foot wide buffer and 2 inch tree. This enhanced buffer will screen the proposed development and maintain a residential character.

- The use of existing and proposed landscaping: As mentioned earlier the PUD will have additional landscaping along Richardson Road and the northern property line.
- The use and variety of building setback lines, separations, and buffering: There PPUD provides a 20 foot setback around the entire site.
- The use and variety of building groupings: There will be one 2,400 square foot building located on New Kings Road.

(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 PUD proposes the storage of semi-tractors, trucks and buses adjacent to a single family subdivision. There is the potential for noise, vibrations and fumes emitting from these vehicles that will negatively impact the residential area even with the enhanced buffer. **The staff recommends that the parking/storage of semi-tractors, trucks and buses be prohibited.**
- 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	RPI	RMD-A	Church
South	CGC	CCG-1	Funeral Home
East	LDR	RLD-60	Single family dwellings
West	LDR	RLD-60	Church

(6) Intensity of Development

The proposed development is consistent with the proposed Community General Commercial (CGC) functional land use category as a parking/storage area. The PUD will be appropriate at this location if approved with the recommended conditions.

- 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: Staff believes the storage of semi-tractors, trucks and buses is not compatible with the adjacent residential area.
- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The PUD is proposing enhanced buffers adjacent to the residential area, however staff has concerns the buffer may not be able to mitigate the noise, vibrations and fumes that may occur.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The Traffic Engineer has the following comment - The access to Richardson Street shall be a minimum of 250' from the intersection of New Kings Road and Richardson Street per the Land Development Procedures Manual Section 2.1.2.

(7) Usable open spaces plazas, recreation areas.

The project does not require open space or a recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(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 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 8, 2023, 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 2023-534 be **APPROVED** with the following exhibits:

1. The original legal description dated April 6, 2023.
2. The original written description dated July 12, 2023.
3. The original site plan dated March 31, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2023-534 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The access to Richardson Street shall be a minimum of 250 feet from the intersection of New Kings Road and Richardson Street pursuant to the Land Development Procedures Manual Section 2.1.2.
2. Semi-tractor, bus and truck parking shall be prohibited.



View of subject property



View of subject property boundary and adjacent residential



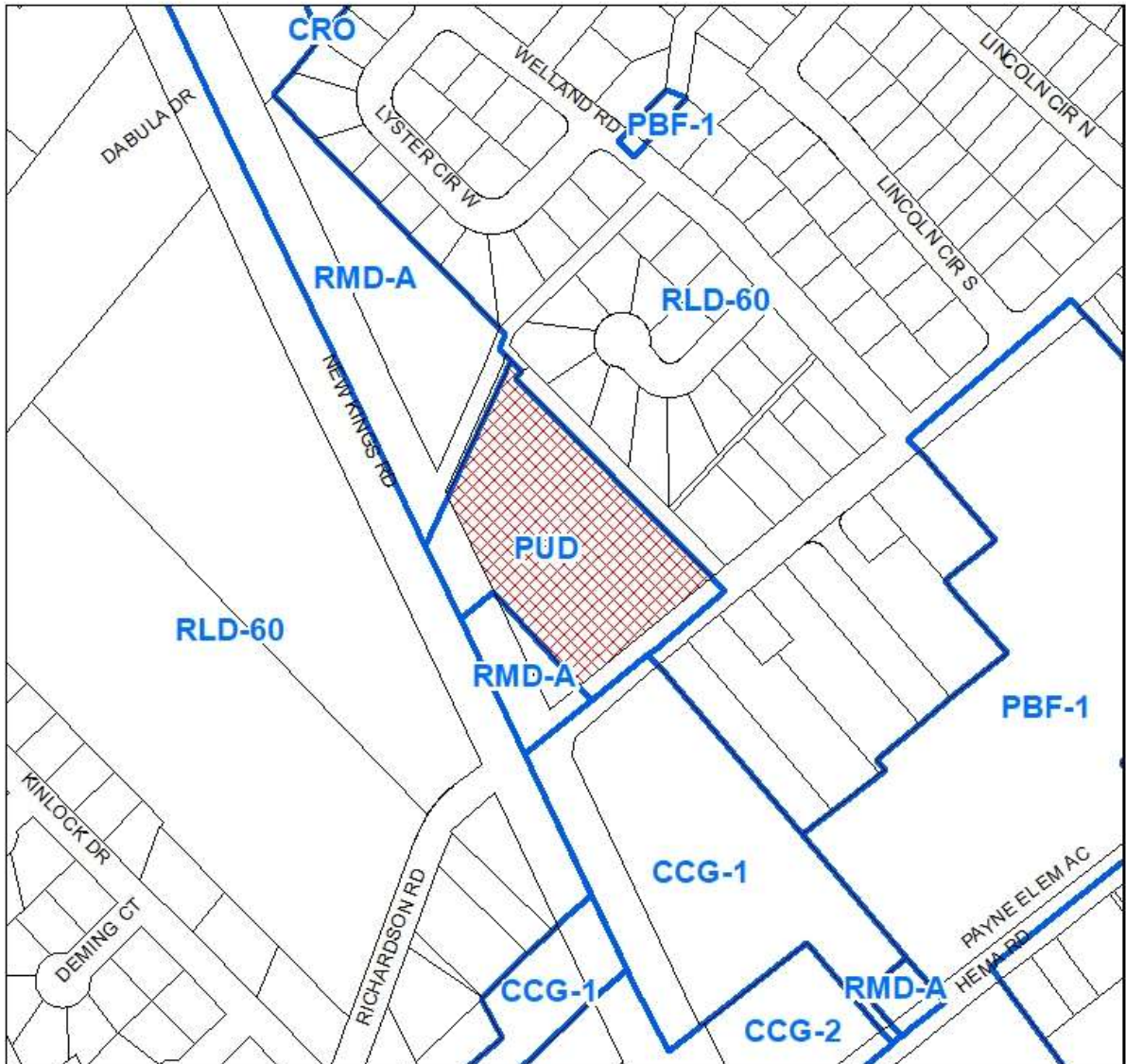
Adjacent residential property



Residential across from subject property



Aerial View of Subject Property

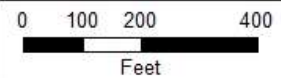
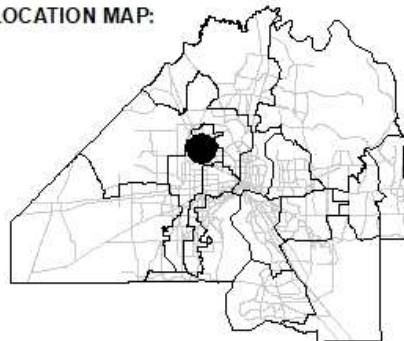


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2023-4897

EXHIBIT 2
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