

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-017 TO
PLANNED UNIT DEVELOPMENT

February 6, 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 **2020-017** to Planned Unit Development.

Location: Coleman Road; south of Hood Road at the end of Coleman Road

Real Estate Number(s): 155667-0000; 155667-0010; 155667-0020;
155667-0030; 155667-0040; 155667-0060;
155668-0000; 155669-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Curtis Hart
Hart Recourses LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Multiple, See Application

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-017 seeks to rezone approximately 10.19 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to develop a single-family subdivision. The proposed sub-division would be composed of forty (40) foot and sixty (60) foot lots, for a total of maximum 48 lots.

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 LDR 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 subject site is currently located within the Low Density Residential (LDR) land use category within the Suburban Development Area as identified within the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

The LDR land use category in the Suburban Development Area is intended to provide for low density residential development. The uses proposed within the PUD are permitted within the LDR land use category. The maximum gross density within the LDR land use category shall be seven (7) units per acre when there are full urban services available to the site. The proposed PUD site plan indicates a total of 48 units on the site, which is consistent with the maximum density allowed within the LDR land use category. However, The JEA letter, dated November 1, 2019, provided as part the PUD application identifies potential issues connecting the site to gravity flow sewer. The proposed rezoning should be conditioned on the proposed development's connection to both water and sewer, or limited to lots of at least ¼ of an acre if only a connection to centralized water can be achieved.

(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 1.1.12

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.

As previously mentioned, the maximum gross density within the LDR land use category shall be seven (7) units per acre when there are full urban services available to the site. To the west of the property, along Coleman Road there is a townhome development in MDR

and is surrounded by a mix of varying lot sizes ranging from 90 feet wide to 60 feet wide. The proposed development takes the surrounding lot sizes into consideration and provides for larger 60 feet wide lots on the perimeter to reflect neighboring properties and includes 40 feet wide lots in the center of the development to allow for a smaller lot size.

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.

The JEA letter, dated November 1, 2019, provided as part the PUD application identifies potential issues connecting the site to gravity flow sewer. The proposed development's connection to both water and sewer is required, or limited to lots of at least ¼ of an acre if only a connection to centralized water can be achieved.

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.

The subject properties are the last properties in the area to be developed into a single family subdivision. Surrounded by other subdivisions the use is appropriate for the area and is consistent with the land use category.

(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): 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. Currently, there is nothing reserved in the Concurrency & Mobility system for the proposed subdivision. The agent/owner/developer will need to apply for a Mobility application and a CCAS or CRC application with the CMMSO for review/assessment/approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single-family subdivision with a maximum of 48 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 treatment of pedestrian ways: Sidewalks will provided as described in the 2030 Comprehensive Plan.
- The use of topography, physical environment and other natural features: The site plan created shows the retention pond will be located in the middle of the development and surrounded by the proposed 40 feet wide lots.
- Traffic and pedestrian circulation patterns: The lots are configured in a way that the street will make a circle with one access point at Coleman Road leading to Hood Road.
- The use and variety of building sizes and architectural styles: covenants and restrictions shall be recorded for the property which provides for architectural review of plans/elevations of home exteriors by an architectural review board and provide standards for such review.

(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: Lots on the perimeter of the proposed development are a minimum 60 feet wide. Lots in the interior of the development are a proposed minimum of 40 feet wide.
- The type, number and location of surrounding external uses: The proposed development is surrounded by a number of single family dwellings ranging in from 60 feet minimum lot width to 90 feet minimum lot width. There are also approximately 20 townhomes on Coleman Road leading to the proposed subdivision.
- 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	LDR	RLD-90	Single-Family Dwelling
South	LDR	RLD-60 PUD-1982-988-E	Single-Family Dwelling Single-Family Dwelling
East	LDR	PUD-1982-988-E	Single-Family Dwelling
West	LDR MDR	RLD-60 RMD-C	Single-Family Dwelling Townhomes

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category. The PUD is appropriate at this location because the density is within the allowance in the LDR land use category and provides a mix that compliments the surrounding area’s single-family subdivisions and multi-family townhomes.

- 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 whole development consists of single-family dwellings with a retention pond the center of the development.
- The existing residential density and intensity of use of surrounding lands: Properties surround the subject properties are all LDR or MDR land uses developed with either single family or multi-family units. The lot sizes vary from on subdivision to another but the proposed development is compatible with those lot sizes.

- The availability and location of utility services and public facilities and services:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Mandarin Oaks ES #258	4	7	1,072	1,056	99%	97%
Mandarin MS #2259	4	3	1,615	1,417	88%	82%
Mandarin HS #260	5	5	2,504	2,519	101%	103%

- The amount and size of open spaces, plazas, common areas and recreation areas: The requirement for open space and recreation will be consistent with the 2030 Comprehensive Plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and in accordance with the 2030 Comprehensive Plan

(8) Impact on wetlands

The subject site does not appear to contain wetlands, but a small portion of the property is located within a flood zone.

(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.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 28, 2020, the required Notice of Public Hearing sign was posted.

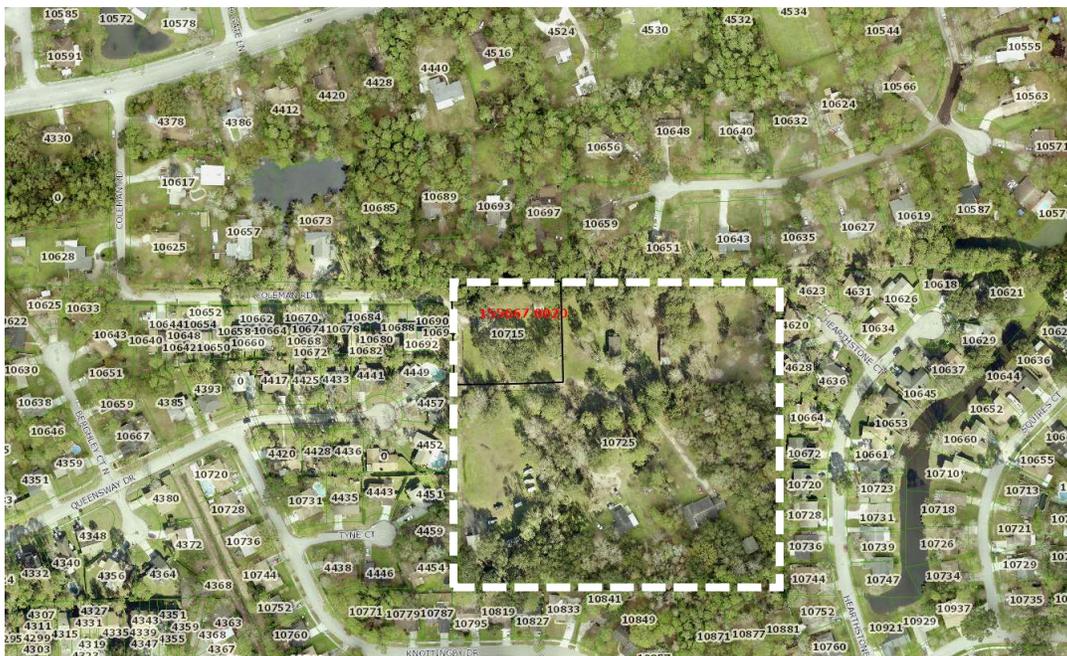


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-017 be **APPROVED with the following exhibits:**

1. The original legal description dated December 26, 2019
2. The revised written description dated January 9, 2020
3. The revised site plan dated January 16, 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-017 be **APPROVED.**



Aerial



Subject Properties

Source: COJ, Planning & Development Department
Date: 01/28/2020



Subject Properties

Source: COJ, Planning & Development Department
Date: 01/28/2020



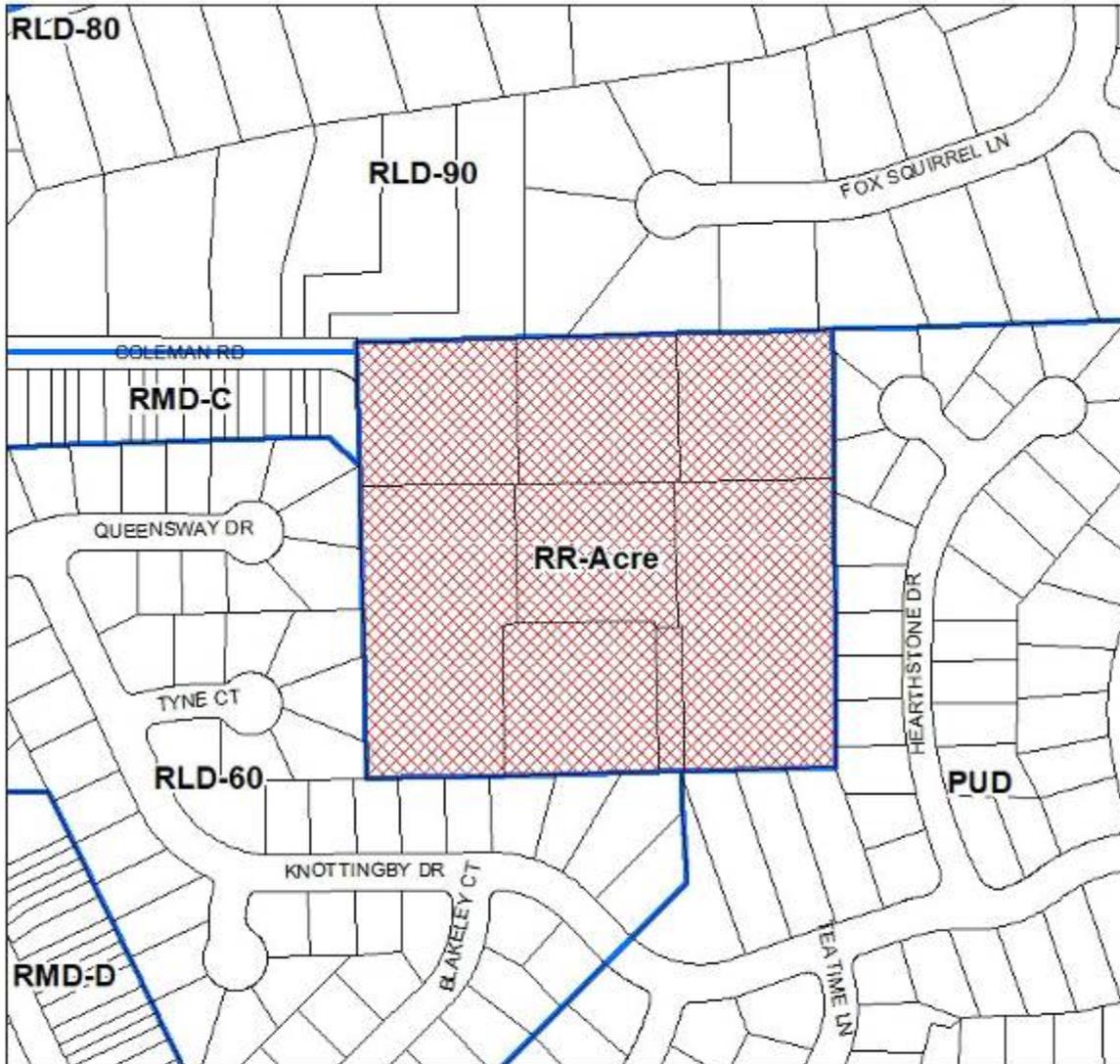
Coleman Road

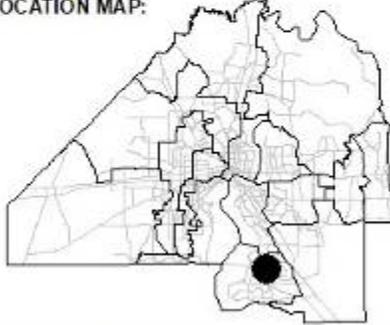
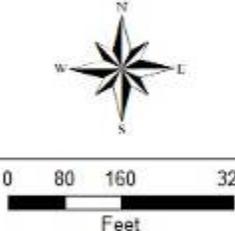
*Source: COJ, Planning & Development Department
Date: 01/28/2020*



Townhomes to the west

*Source: COJ, Planning & Development Department
Date: 01/28/2020*



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2020-0017</p>	<p>TRACKING NUMBER T-2019-2527</p>	<p>COUNCIL DISTRICT: 6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>