

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0754 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 21, 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 **2019-0754** to Planned Unit Development.

Location: 5700 Jacks Road and 0 King Louis Drive
Between Davell Road and Old Kings Road

Real Estate Numbers: 083323-0000 and 083356-0000

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 5-Northwest

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: John A. Pittman / Margaret W. Pittman
6156 Old Kings Road
Jacksonville, FL 32254

Cecilia Pickett Williams / Miacle L. Stanley, Et Al
5700 Jacks Road
Jacksonville, FL 32254

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2019-0754** seeks to rezone approximately 27.60± acres of land from RLD-60 to PUD. The rezoning to a PUD is being sought to allow for a maximum of 149 single-family dwelling units. The proposed lots will vary between 40 feet and 50 feet wide.

The need for the PUD arises out of the current zoning district's limitations on minimum lot requirements. Currently, RLD-60 requires minimum lots sizes of 60 feet in lot width and 6,000 square feet in lot area, as well as a 50% maximum lot coverage by all buildings and structures. As such, the applicant is requesting a PUD in order to create a mixture of lot sizes that contain 58 perimeter lots that are 50 feet wide and 6,000 square feet in area and 91 interior lots that are 40 feet wide and 4,800 square feet in area.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 Low Density Residential (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.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low-density residential development. Single-family dwellings are a principal use in the LDR land use category. According to a JEA letter dated August 29, 2018, the site has access to both water and sanitary sewer service. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. The proposed density of 149 single family lots is consistent within the LDR land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

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 subject property is located in the Suburban Development Area and according to the attached JEA Availability Letter, **2018-2250**, the proposed development must connect to City water and sewer.

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 rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

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.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels along Jacks Road. The PUD will also allow for a greater variety of mixed residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

In accordance with the policy mentioned above, the proposed rezoning shall satisfy this requirement once subdivision development commences.

(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 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): Low Density Residential (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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. As such, the agent/owner will need to apply for a Mobility application and a CCAS/CRC application for review, approval & assessment by the Concurrency & Mobility Management System Office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a single-family dwelling development. Moreover, 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description indicates that 1.24 acres of land will be provided for an active and recreational park. According to the site plan, the park will be situated along the northern corner of the development. The applicant has also stated that recreation/amenities may include open space, walking trails, a recreation center, pool, or cabana/club house.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide sidewalks.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Jacks Road.

Lane Avenue, from Old Kings Road to 5th Street, is the directly accessed functionally classified roadway. Lane Avenue is a 2-lane undivided collector in this vicinity and is currently operating at 76.39% of capacity. This Lane Avenue segment has a maximum daily capacity of 13,536 vpd and a 2017 daily traffic volume of 9,706 vpd.

This development is for 149 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 1407 vpd.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 146 single-family dwelling units—which will range in the following lot sizes: 58 perimeter lots that are 50 feet wide and 6,000 square feet in area and 91 interior lots that are 40 feet wide and 4,800 square feet in area.

(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 propose PUD located on or near its perimeter and the conditions and limitations thereon: Staff does note the presence of James Field Park, a City-owned park, that is located approximately 390 feet north of the subject property. In result, this proposed development was forwarded to Park, Recreation and Community Services Department for review. Although Parks did anticipate a significant increase in use at James Field Park following build-out of the proposed development, they had no objections.

The type, number and location of surrounding external uses: The proposed development is located between Davell Road and Old Kings Road where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-60	Single-Family Dwellings
South	LDR	PUD 2005-0755	Single-Family Dwellings
East	LDR	RLD-60	Single-Family Dwellings
West	LDR	PUD 2005-0755	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in an updated memo provided by JEA dated October 28, 2019, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate 52,150 gpd.

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 Concurrence Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Pickett ES #205	1	25	215	341	63%	63%
Ribault MS #212	1	11	1,041	748	72%	71%
Ribault HS #96	1	14	1,683	1,336	79%	80%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 149 dwelling units** – PUD 2019-0754

The amount and size of open spaces, plazas, common areas and recreation areas: The site plan and written description indicates that 1.24 acres of land will be provided for an active and recreational park. According to the site plan, the park will be situated along the northern corner of the development. The applicant has also stated that recreation/amenities may include open space, walking trails, a recreation center, pool, or cabana/club house.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Jacks Road. Furthermore, in the attached memorandums from Traffic Engineering and the Transportation Planning Division, the development will need to conduct a traffic study prior to 10-set review and must provide for the convenient and safe access of bicycles on site. More specifically, the following comments were issued from Traffic Engineering: Staff supports the Engineer's findings and forwards to you the following:

- Provide a traffic study to determine the need for a left and right turn lane on Lane Avenue N at the intersection with and Jacks Rd. If a turn lane is warranted, the deceleration length will be built to FDOT Standards based on the posted speed limit on Lane Ave N. The queue length for the left turn will be determined by the traffic Study. No queue length is needed for a right turn lane.
- The traffic study shall also determine the need for left and right exit lanes on Jacks Road at Lane Ave N. the length of any turn lanes shall to be determined by the study.
- Jacks Rd shall be widened to a minimum of 20' where it is not already that wide.
- Provide off site sidewalk on Jacks Rd from Lot 1 to the existing sidewalk on the frontage of James Fields Park per Land Development Procedures Manual 2.2.2.5.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policy 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

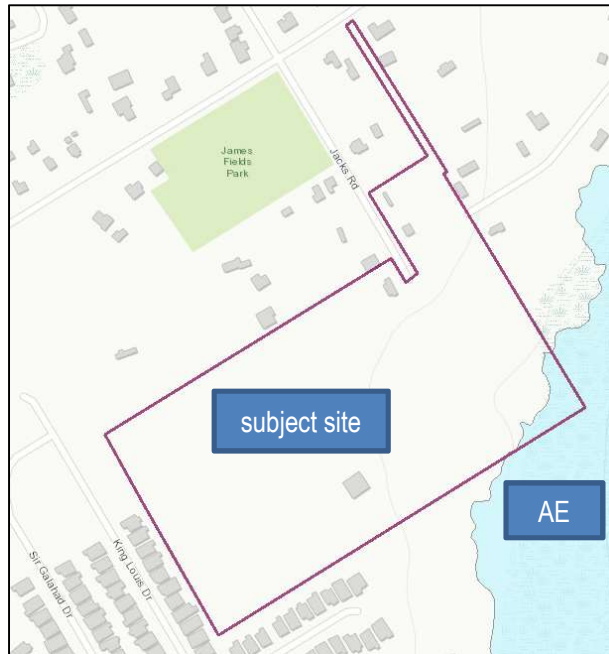
(8) Impact on wetlands and flood zones

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identified the presence of an AE flood zone and Category II wetlands on site. A brief review of both impacts are noted below.

Flood Zones:

Approximately 0.6 acres of the subject site is located 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 an area within the 100-year floodplain or SFHA where flood insurance is mandatory. In result, any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



Flood Zone Map

For more information regarding flood zones, please see the attached memo from Community Planning Division.

Wetlands:

Approximately 0.06 acres of the subject site is located within Category II wetlands. The wetlands are located along the southeast corner of the property. The wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways. Although the proposed site plan appears to avoid any wetland impacts, any development that does encroach within the wetlands must meet the performance standards in **Conservation/Coastal Management Element (CCME) Policy 4.1.3.**



Wetlands Map

For more information regarding wetlands, please see the attached memo from Community Planning Division.

(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 subject 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 7, 2019** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-0754 be **APPROVED with the following exhibits:**

**The original legal description dated October 8, 2019
The original written description dated September 13, 2019
The original site plan dated September 13, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-0754 be **APPROVED WITH CONDITIONS.**

1. **A traffic study must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study. The following items shall also be included within the study:**
 - a. **The traffic study shall determine the need for a left and right turn lane on Lane Avenue N at the intersection with and Jacks Rd. If a turn lane is warranted, the deceleration length will be built to FDOT Standards based on the posted speed limit on Lane Ave N. The queue length for the left turn will be determined by the traffic Study. No queue length is needed for a right turn lane.**
 - b. **The traffic study shall also determine the need for left and right exit lanes on Jacks Road at Lane Ave N. the length of any turn lanes shall to be determined by the study.**
 - c. **Jacks Rd shall be widened to a minimum of 20' where it is not already that wide.**
2. **Pursuant to the Land Development Procedures Manual 2.2.2.5, an off-site sidewalk shall be provided on Jacks Rd that connects Lot 1 to the existing sidewalk along James Fields Park.**
3. **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.**

Figure A:



Source: Planning & Development Dept, 10/8/19

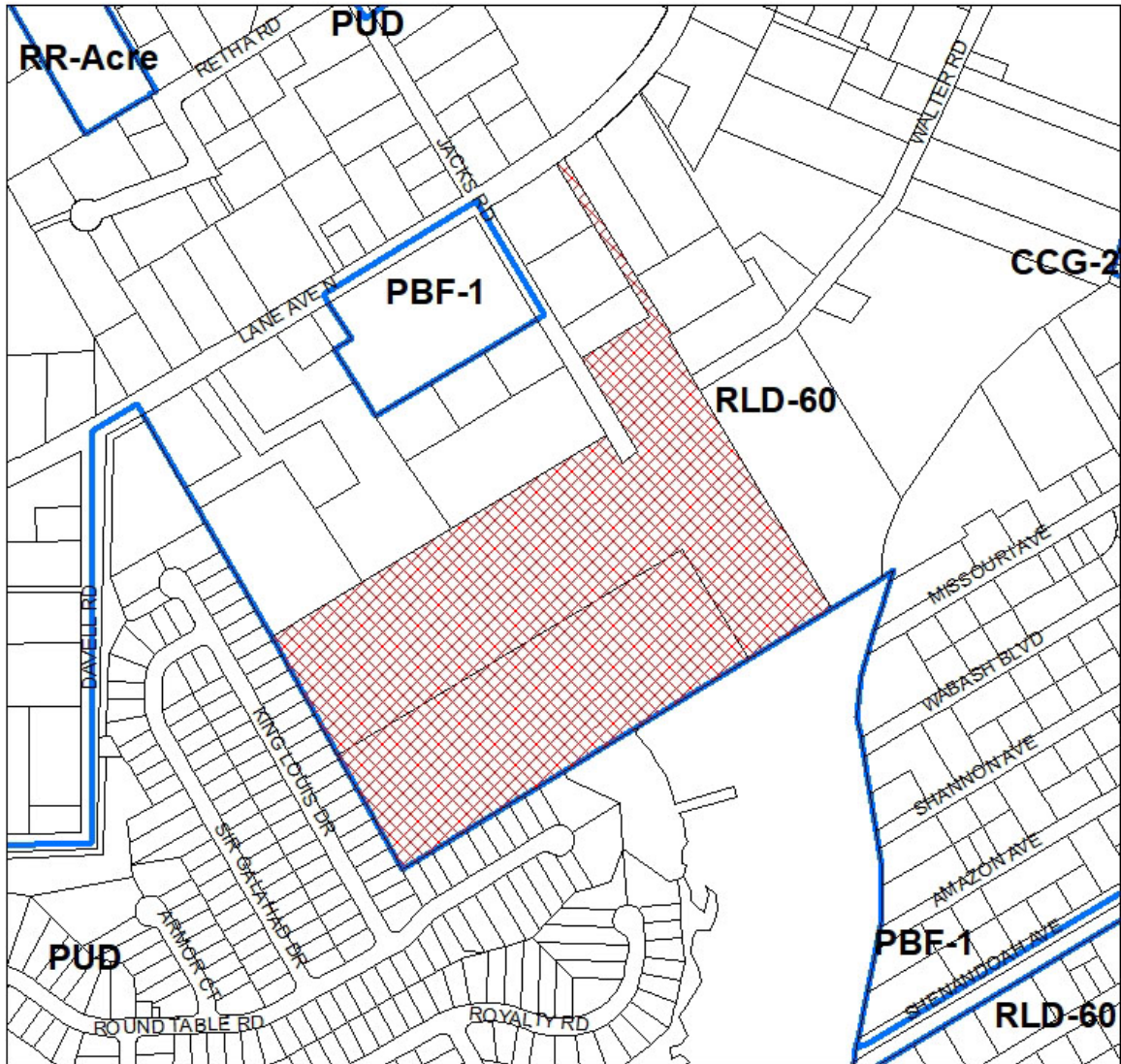
Aerial view of the subject site and parcel, facing north.

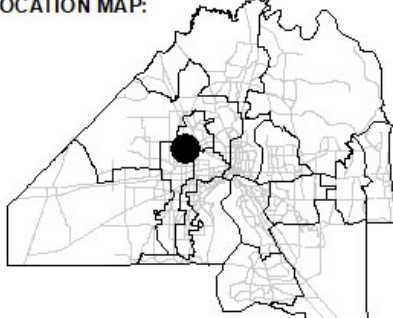
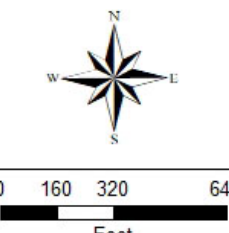
Figure B:



Source: Planning & Development Dept, 11/7/19

View of Jacks Road and the adjacent James Fields Park facing southwest.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0754</p>	<p>TRACKING NUMBER</p> <p>T-2019-2488</p>	<p>COUNCIL DISTRICT:</p> <p>10</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>