

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2025-0171 TO**

**PLANNED UNIT DEVELOPMENT**

**APRIL 3, 2025**

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 **2025-0171** to Planned Unit Development.

|   |   |
|---|---|
| <b><i>Location:</i></b>                   | 0 Pritchard Road<br>Between Directors Road and Jones Road   |
| <b><i>Real Estate Numbers:</i></b>        | 003362-0000   |
| <b><i>Current Zoning District:</i></b>    | Residential Rural-Acre (RR-Acre)  |
| <b><i>Proposed Zoning District:</i></b>   | Planned Unit Development (PUD)  |
| <b><i>Current Land Use Category:</i></b>  | Low Density Residential (LDR)   |
| <b><i>Proposed Land Use Category:</i></b> | Medium Density Residential (MDR)  |
| <b><i>Planning District:</i></b>          | 5 – Northwest   |
| <b><i>Council District:</i></b>           | District 12   |
| <b><i>Applicant/Agent:</i></b>            | Hayden Phillips, Esq.<br>Rogers Towers, P.A.<br>1301 Riverplace Boulevard<br>Jacksonville, Florida. 32207 |
| <b><i>Owners:</i></b>                     | David and Carolyn Woods<br>1312 Sorrekks Court<br>Jacksonville, FL 32221                                  |
| <b><i>Staff Recommendation:</i></b>       | <b>APPROVE with CONDITION</b>   |

### **GENERAL INFORMATION**

Application for Planned Unit Development **2025-0171** seeks to rezone approximately 8.38± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a master planned townhome development with a maximum of 80 units.

The main difference between the proposed PUD and the standard Zoning Codes include the front setback requirements which the PUD seeks to amend 656.414 to allow for 20 foot setbacks from the back edge of the curb, whether sidewalks exist or not, to the garage face, 15 feet to the building façade, whether sidewalks exist or not, and 15 feet if access to the garage is from an alley. The landscape requirements of part 12 of the code will apply, with the exception that any required buffers on site may include passive recreation, utilities, sidewalks and required setbacks of structures, stormwater retention ponds, landscaping, easements, visual screenings and other conservation lands. Additionally, no guest parking shall be required for any paired villa that is built with a 2 car garage.

There is a proposed companion Small Scale Land Use Amendment (2025-0170) which seeks to change the Land Use Category from LDR to MDR. The Department is also recommending approval on the Companion Amendment.

### **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 subject site is 8.38 acres and is located at the southwest corner of Pritchard Road, a minor arterial road, and Jones Road, a collector road. The site is in Council District 12, Planning District 5 (Northwest), and in the Suburban Development Area. The applicant is proposing a Future Land Use Map (FLUM) amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and a rezoning from RR-Acre to PUD to allow for the construction of townhomes.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Development within the category should be compact and connected and should support multi-modal transportation.

For sites located within the Suburban Area, the maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR. The subject site abuts LDR and would be allowed a maximum of 20 units/acre. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

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

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**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.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Policy 3.1.5** The City shall provide opportunities 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.

***(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 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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). If the companion Small Scale Land Use Amendment to MDR is approved, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 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.

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

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

**The treatment of pedestrian ways:** Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2045 Comprehensive Plan, the proposed development will provide the required pedestrian ways.

**The variety and design of dwelling types:** The proposed site plan depicts 40 paired villa structures which will allow 80 units on site.

**Compatible relationship between land uses in a mixed-use project:** Development on the site will be residential only with all units within the proposed MDR Land Use Category.

***(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:

**The type, number and location of surrounding external uses:** The proposed development is located on the southwestern portion of the intersection of Jones Road and Pritchard Road. The surrounding area is comprised of a variety of uses. West of the subject site is the Westlake Industrial Park, South of the site is multiple single family dwelling properties, north of the site is

the Cisco Garden Park, and east of the site is developed with townhomes, and vacant commercial space.

Nonetheless, 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                      | RR-Acre                | City Park                     |
| <b>South</b>             | LDR                      | RR-Acre                | Single Family Dwellings       |
| <b>East</b>              | MDR                      | PUD                    | Townhomes / Vacant Commercial |
| <b>West</b>              | MU                       | PUD                    | Vacant Industrial             |

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

The proposed development is consistent with the proposed MDR functional land use categories.

**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. According to submitted documents, services are available under both Pritchard Road and Jones Road.

**School Capacity:** The Duval County School Board has reviewed the proposed PUD and provided the following analysis regarding school availability and capacity:

**School Impact Analysis**  
**PUD 2025-0171**

**Development Potential: 80 Dwelling Units**

| <b>School Type</b>        | <b>CSA</b> | <b>2024-2025 Enrollment/CSA</b> | <b>Current Utilization (%)</b> | <b>New Student/ Development</b> | <b>5-Year Utilization (%)</b> | <b>Available Seats</b> | <b>Available Seats - Adjacent CSA 2,7, &amp; 8</b> |
|---------------------------|------------|---------------------------------|--------------------------------|---------------------------------|-------------------------------|------------------------|--|
| Elementary                | 1          | 10,763                          | 53%                            | 9                               | 55%                           | 7,057                  | 2,591  |
| Middle                    | 1          | 6288                            | 70%                            | 32                              | 81%                           | 1,862                  | 91   |
| High                      | 1          | 6792                            | 71%                            | 5                               | 64%                           | 784                    | 2,252  |
| <b>Total New Students</b> |            |                                 |                                | <b>46</b>                       |                               |                        |  |

*Total Student Generation Yield: 0.233*

*Elementary: 0.120*

*Middle: 0.041*

*High: 0.072*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** Pritchard Road is a 4 Lane Minor Arterial Roadway and Jones Road is a 2 Lane Collector Roadway.

**Transportation Planning Division Comments are as follows:**

The subject site is approximately 7.87 acres and is located south of Pritchard Road, a minor arterial road, which is south of Soutel Drive, a collector road, and west of Jones Road, another collector road. Pritchard Road between Commonwealth Avenue and Jones Road is currently operating at 19% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 29,715 (vpd) and average daily traffic of 6,885 vpd.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

**Development Services Division Comments are as follows:**

Parking in the driveway shall not block the sidewalk, the front yard of setback shall be 20' from the back of sidewalk to the front of the garage.

A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.

All streets proposed to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac.

There shall be no parking created in rights of way proposed to be dedicated to the City of Jacksonville.

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

Active recreation on the property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

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

Any development which would impact wetlands will be permitted in accordance with local, state, and federal 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.***

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code, except that no guest parking spaces shall be required for townhomes or paired villas with 2-car garages.

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

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection by the assigned planner on March 25, 2024, The Notice of Public Hearing signs **were** posted.



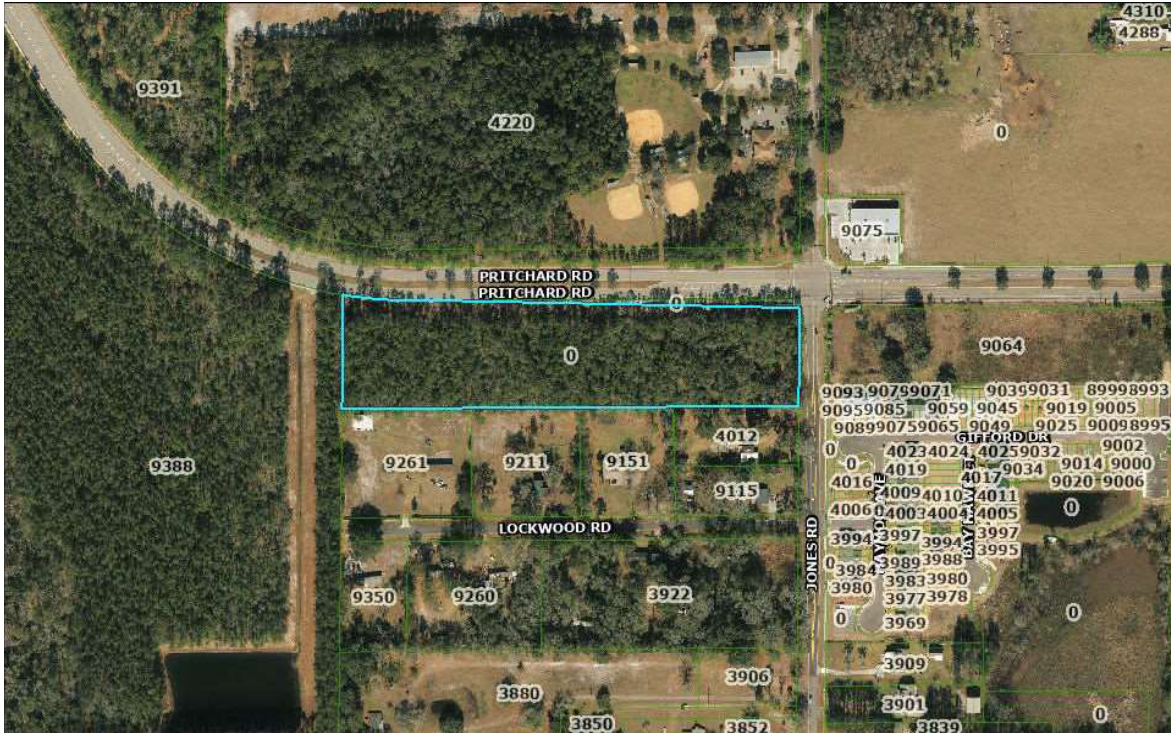
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0171** be **APPROVED with the following exhibits:**

- 1. The original legal description dated February 14, 2025.**
- 2. The original written description dated January 13, 2025.**
- 3. The original site plan dated November 6, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2025-0171** be **APPROVED with the following condition:**

- 1.) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).



Aerial Photo

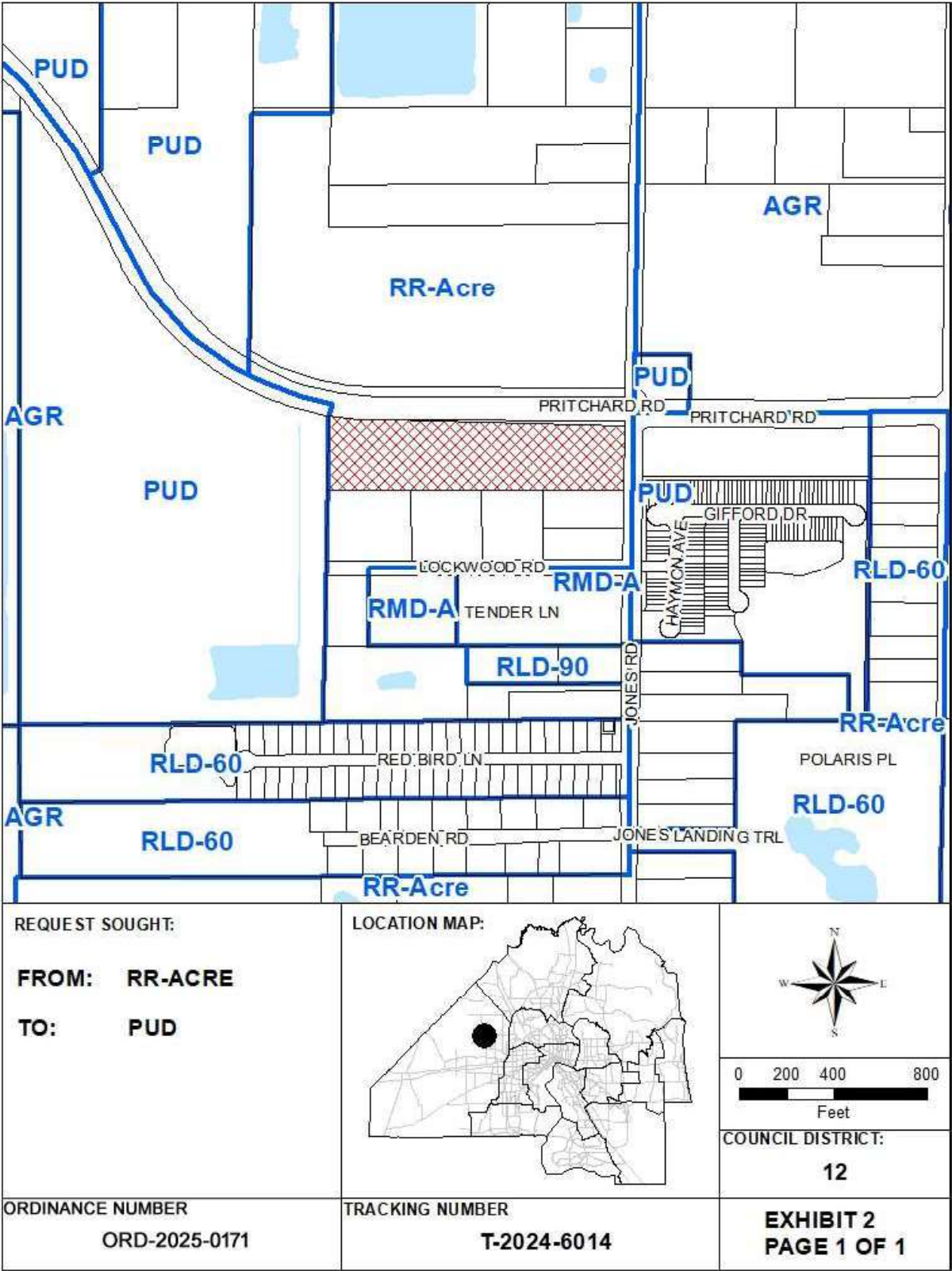




**View of the Subuect Site.**



**View of the Subject Site**



Legal Map