

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0019 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 **2020-0019** to Planned Unit Development.

Location: 6407 Blanding Boulevard (SR 21)

Real Estate Numbers: 098175-0000

Current Zoning Districts: Planned Unit Development (PUD) 1988-1424
Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: 4-Southwest

Applicant/Agent: Steve Diebenow, Esq.
One Independent Drive, Ste. 1200
Jacksonville, FL 32202

Owner: William Coulter
Chilton Properties
1188 East Camelback Road
Phoenix, AZ 85014

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0019** seeks to rezone approximately 7.70± acres of land from Planned Unit Development (PUD: 1988-1424) and Commercial Office (CO) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to unify the parcel under one zoning district, allow for the addition of a 10,000 sq. ft. building at the rear of the property to reflect additional screening along the eastern border, and to reflect on area for future development on the southern portion of the parcel. This Planned Unit Development differs from a conventional zoning district by permitting existing structures and incorporating the southern

portion of the property for future development, eliminating interior landscaping requirements and modifying the buffer along the northern boundary.

The current PUD, 1988-1424, allows for the creation of a retail outlet for the sale of new or used automobiles, motorcycles, boats and similar products. The establishment will include the installation, service and repair of all types of vehicles. The dealership will have approximately 15,000 square feet of enclosed retail sales building as well as outside display.

PUD Ord. 1988-1424 was approved with the following conditions:

- (a) The property described in Section 2 herein shall be developed in accordance with the revised sketch plan and accompanying written description of the intended plan of development, dated January 12, 1989, and on file in the Office of the Planning Department.

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 Community General Commercial (CGC) 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), the CGC land use category is intended to provide compact development in nodal and corridor development patterns, while promoting the revitalization or advancement of existing commercial land uses and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. The proposed PUD request is to extend an existing PUD to include the CO zoning district under the same ownership to allow for the extension of business use the southern portion of the property in the original PUD. The application site is in Planning District 4, Council District 9 and located within the Urban Development Area. The site also located on the southeast quadrant of the 118th Street and Blanding Boulevard intersection. 118th Street is a collector road and Blanding Boulevard is a major arterial roadway according to the Highway Classification Map.

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

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.

The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

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.

The subject property is located along Blanding Blvd and if approved the proposed commercial development would unify the parcels under one zoning district, allow for the addition of a 10,000 sq. ft. building at the rear of the property. The proposed commercial development will protect and preserve the character of the surrounding neighborhood.

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject property is an already thriving commercial business with vacant land to the south. Rezoning of the current PUD and property to the south would allow the commercial business to unify the properties under one zoning district while also allowing the current business to expand. The property will be developed with uses that are similar in nature to other properties along Blanding Blvd. Therefore Policy 3.2.2 would be accomplished by encouraging new development on vacant land within an area already thriving as a commercial area.

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for Jacksonville Naval Air Station and 500 feet for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

In addition the amendment site section of the site is within military notice zone and the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Military Influence Zone for Jacksonville Naval Air Station. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

Policy 2.5.5C

Within the 60DNL or higher area as depicted on Map L-22, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Policy 2.5.6

To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

(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 categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

(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 #101201.0 / CRC # 101201.1 / City Dev # 9831.000 were approved/assessed on 7/26/2019 by the Concurrency & Mobility Management System Office. The reservation is for a proposed 10,000 enclosed sf building for RideNow PowerSports. The Mobility fee of \$3,680 was assessed and will need to be paid in full prior to building permit sign-off by our office (CMMSO).

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel 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 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 proposal 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: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping shall be provided in compliance with Part 12 of the Zoning Code. Additionally there shall be no landscaping required within storage and display areas for the existing uses. The northern property shall provide an eleven (11) foot buffer consisting of three (3) feet of sidewalk encroachment and eight (8) feet of landscaping.

The treatment of pedestrian ways: Sidewalks shall be provided in compliance with the 2030 Comprehensive Plan; provided, however, that a portion of the sidewalk at the north boundary of the property may be located on the property due to the existing location of utility poles and storm

water facilities as detailed on the Site Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Blanding Boulevard and 118th Street.

Blanding Boulevard (State Route 21), from Interstate 295 to 103rd Street (State Route 134), is the directly accessed functionally classified roadway. Blanding Boulevard is a 4-lane divided arterial in this vicinity and is currently operating at 86.24% of capacity. This Blanding Boulevard segment has a maximum daily capacity of 39,800 vpd and a 2018 daily traffic volume of 34,324 vpd.

118th Street, from Blanding Boulevard (State Route 21) to Ortega Farms Boulevard, is another directly accessed functionally classified roadway in the vicinity. 118th Street is a 2-lane undivided collector in this vicinity and is currently operating at 19.75% of capacity. This 118th Street segment has a maximum daily capacity of 16,920 vpd and a 2017 daily traffic volume of 3,392 vpd.

This development is for 10,000 SQFT of ITE Code 943 Automobile Parts and Service Center, which would generate 163 vpd.

This development is subject to mobility fee 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:

The type, number and location of surrounding external uses: The proposed development is located along Blanding Blvd and 188th Street and is surrounded by similar commercial uses. To the north of the property along 188th street is mostly Sale of new or used cars, office and retail space. To the west of the property along Blanding Blvd are used vehicle sales and residential condos uses in the CGC/MDR land use categories. To the south of the property along Blanding Blvd is used vehicle sales and service garages in the CGC land use category.

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	CGC	PUD: 2009-0662	Car Dealership
South	CGC	CCG-2	Vacant
East	LDR	PUD: 2004-1047	Park/ Recreational
West	CGC	PUD: 1986-1314	Used Vehicle Sales

(6) Intensity of Development

The request is for a rezoning from PUD/ CO to PUD in order to unify the parcel under one zoning district, allow for the addition of a 10,000 sq. ft. building at the rear of the property to reflect additional screening along the eastern border, and to reflect on area for future development on the southern portion of the parcel. The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands: The subject properties are predominantly surrounded by commercial uses but does have some residential in the area. The surrounding residential are townhomes to the East located in PUD: 2004-1047 and residential condos to the West located in PUD: 2002-0195.

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 a memo provided by JEA dated October 21, 2019, project development to commercial establishment for sales, service, and storage of automobiles, motorcycles, boats, and similar products. JEA Availability Number 2019-3550 was issued on 10/21/2019 for the proposed development for 7,811 gpd.

(7) Usable open spaces plazas, recreation areas.

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

(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 confirmed there is no presence of wetlands on-site.

(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.

A minimum of eighty-five (85) off-street parking spaces shall be provided for the Existing Use as conceptually depicted on the Site Plan. Parking for the Future Use shall comply with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided in compliance with the 2030 Comprehensive Plan; provided, however, that a portion of the sidewalk at the north boundary of the property may be located on the property due to the existing location of utility poles and storm water facilities as detailed on the Site Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 14, 2020** 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 **2020-0019** be **APPROVED with the following exhibits:**

- The original legal description dated October 8, 2019**
- The revised written description dated November 9, 2019**
- The revised site plan dated July, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0019** be **APPROVED.**



Aerial View

Source: JaxGIS



View of Subject Property

*Source: Planning & Development Dept.
Date: January 14, 2020*



View of Southern Portion of Parcel

Source: Planning & Development Dept.

Date: January 14, 2020



View of Eastern portion of Property

Source: Planning & Development Dept.

Date: January 14, 2020



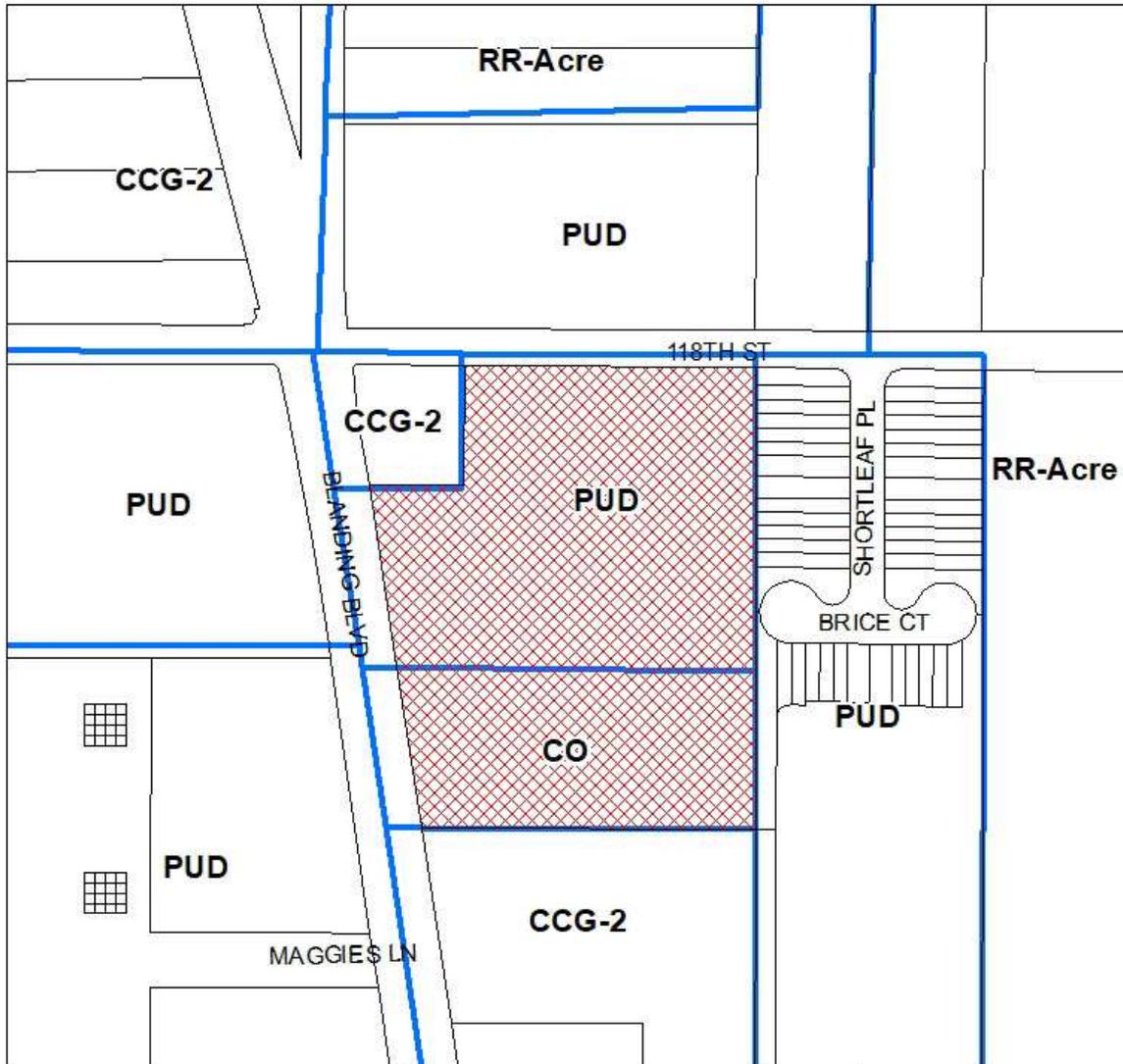
View of Eastern Property Buffer

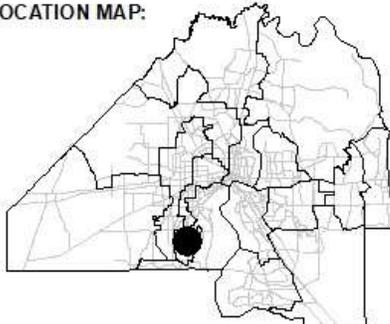
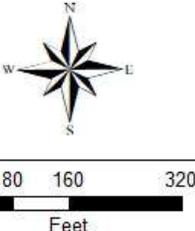
*Source: Planning & Development Dept.
Date: January 14, 2020*



View of Property corner of Blanding Blvd and 118th St.

*Source: Planning & Development Dept.
Date: January 14, 2020*



<p>REQUEST SOUGHT:</p> <p>FROM: CO & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 9</p>
<p>ORDINANCE NUMBER ORD-2020-0019</p>	<p>TRACKING NUMBER T-2019-2633</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>