

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 19, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2023-660 **Application for: Allier Residential PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- The original legal description dated June 30, 2023.**
- The revised written description dated October 12, 2023.**
- The revised site plan dated October 12, 2023.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions:

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
2. ADA compliant sidewalks shall be installed on the frontages of Stratton Road.
3. Streets dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac as required by Chapter 654, Ordinance Code, unless otherwise approved by the Planning and Development Department.

4. All dwelling units shall have access to public or private maintained right-of-ways meeting city standards as required in Chapter 654, Ordinance Code.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The staff indicated that with the revised Exhibits, Conditions #3 and #4 should be deleted. The Commissioners believe the conditions are not necessary and part of the plan review process. Commissioner Meek is in favor of the application however voted Nay only because he feels all the conditions should be included.

Planning Commission Vote:	6-1
Charles Garrison, Chair	Aye
Daniel Blanchard, Vice Chair	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mone Holder	Absent
Ali Marar	Aye
Jack Meeks	Nay
Tina Meskel	Aye

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

EXHIBIT D
ALLIER RESIDENTIAL PUD
Written Description
October 12, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 012867-0000, 012860-0000, 012839-0030, 012865-0110
- B.** Current Land Use Designation: LDR
- C.** Current Zoning District: RLD-50, PUD
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 31.56 +/- acres of property from Residential Low Density – 50 (“RLD-50”) and Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description.

The subject property (“Property”) is currently owned by Miller Landing, LLC. The property is located off Stratton Road, as shown on **Exhibit “K”**. The property is designated Low Density Residential (“LDR”) in the Future Land Use Map in the City’s Comprehensive Plan. The PUD will be developed consistent with the LDR future land use category within a Suburban and Rural Development Area of the 2030 Comprehensive Plan. The PUD shall be developed with a maximum gross density of seven (7) units per acre with centralized potable water and wastewater service.

The proposed residential product will consist of one-story and two-story homes consisting of freestanding single cottages, paired cottages, and four-unit cottages as conceptually depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping, and architectural designs are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Maximum Density

The PUD will be developed consistent with the LDR future land use category within the Suburban and Rural Development Area of the 2030 Comprehensive Plan. The residential uses shall not exceed a maximum of gross density of seven (7) units per acre cumulatively within the LDR future land use category. The total number of dwelling units allowed within the Allier Residential PUD shall not exceed 220 residential units.

B. Site Development Standards

1. *Permitted Uses and Structures:*
 - a. Single family detached and attached dwellings not to exceed four (4) attached dwellings in any one (1) building.
 - b. Sales/management offices, models, and similar uses.
 - c. Amenity/recreation center, which may include a pool/cabana/clubhouse, health/exercise facility, playground and similar uses.
 - d. Mail center and/or mail scattered cluster boxes
 - e. Essential services, including water, sewer, gas, telephone, radio and electric, meet the performance standards and development criteria set forth below.
 - f. Home occupations are subject to below.
 - g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
 - a. Maintenance shed / storage.
3. *Minimum lot requirements (width and area):*
 - a. N/A
4. *Maximum lot coverage by all buildings and structures: N/A*
5. *Minimum yard requirements will be determined from the internal development roadways.*
 - a. Front – 20 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 5 feet to the building façade; 20 feet from the back edge of curb where no sidewalks are located to the garage face and 10 feet to the building façade.

Side and Rear yard requirements apply only to the outer perimeter of the development and are set forth below:

- b. Side – 5 feet
- c. Rear – 10 feet
- 6. *Minimum Building Separation:* 10 feet
- 7. *Maximum height of structures:* 35 feet
- 8. *One-way private drive.* One-way private drives will be permitted to be constructed. One-way private drives shall have a minimum of an eighteen (18) foot right of way if two-way and a twelve (12) foot right of way if one-way. One-way private drives may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
- 9. *Number of units in a building.* Up to four (4) units shall be permitted in any one building.

C. Allier Amenity

- 1. *Permitted Uses and Structures*
 - a. Amenity/recreation center, which may include a swimming pool, cabana/clubhouse, health/exercise facilities, and similar facilities.
 - b. Parks, ball fields, playing courts, playgrounds, walking paths and similar facilities including associated stormwater ponds.
 - c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth below.

D. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

- 1. Essential services (utility systems) shall be permitted subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with the appropriate section of the Jacksonville Ordinance Code.

E. Land Clearing

Land clearing and process of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed

only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

F. Excavations, Lakes and Ponds

Excavations, lakes and ponds, dug as part of the developments storm water management system are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Excavations such as lakes, and ponds may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Stratton Road as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be privately owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Recreation/open space requirements will be met by providing 150 square feet of active recreation area per dwelling unit according to Section 656.420 and pursuant to 2030 Comprehensive Plan Policy 2.2.3.

C. Landscaping/Landscaped Buffers/Fencing

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville. The developer will provide a six-foot (6') vinyl fence along the Northern, Eastern, and Southern property boundaries as depicted on the site plan.

D. Signage

The applicant may construct up to two (2) permanent identity signs at the entrances to the subdivision on Stratton Road or one (1) permanent, double-faced sign in the median of the entry roads to the subdivision. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Each unit provides for 2 parking spaces. In addition to the provided parking for each unit, the PUD will provide up to 50(fifty) visitor parking spaces. The PUD may provide for more visitor parking, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Permits

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s).

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

L. Architectural Review

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property.

M. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market, efficient use of the land, efficient provision of utilities and the inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD. The proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development code; and provides for a more efficient use of land and infrastructure. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Fencing	For single family uses: 6ft Fencing is not required by code	For single family uses: Developer is agreeing to provide 6ft fencing on the Northern, Eastern and Southern portions of the property	Although fencing is not required, the developer is willing to provide fencing so that it will be aesthetically pleasing and provide privacy to the surrounding neighbors.
Engineering	The Zoning Code does not provide for the specific location of the Stormwater Management Pond.	This PUD specifies that the stormwater pond will be on the east side of the project abutting the property owners to the east as depicted on the site plan.	One of the ponds will be located on the eastern property line to provide an additional separation from existing property owners.

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: Kimley Horn.

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.

B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure. Maintained by Developer**

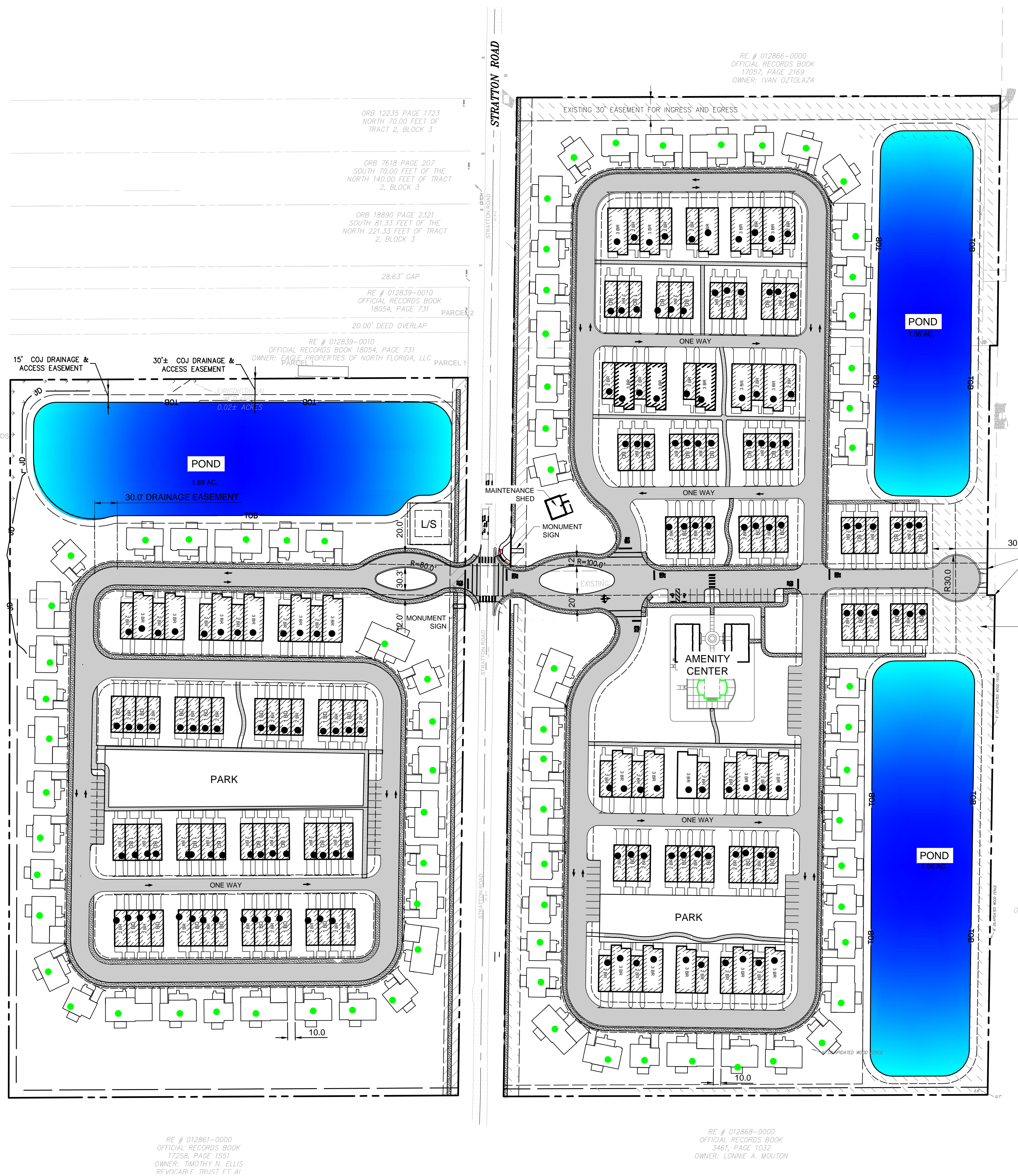
G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides a recreation area as required by Section 656.420 of the Zoning Code.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Not Required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent as noted on the site plan provided.



- LEGEND:**
- PROJECT BOUNDARY
 - CONSTRUCTION LIMITS
 - PUBLIC RIGHT OF WAY
 - ZONING DESIGNATION
 - [Pattern] RECREATIONAL AREA 2.40 AC
 - [Pattern] OPEN SPACE
 - [Pattern] LANDSCAPE BUFFER
 - [Pattern] CONCRETE SIDEWALK (BY BUILDER)
 - [Pattern] ASPHALT PAVEMENT
- ABBREVIATIONS**
- UDE UNDISTURBED DRAINAGE EASEMENT
 - UTL UTILITY
 - ESMT EASEMENT
 - ROW RIGHT OF WAY

SITE DATA TABLE	
CITY DEVELOPMENT NUMBER:	10290.000
PARCEL NUMBER(S):	012867-0000 012839-0030 012860-0000 012865-0110
SITE AREA:	
TOTAL SITE AREA	32.43 ± Ac.
WETLANDS PRESERVED	0.13 ± Ac.
WETLANDS IMPACTED	1.25 Ac. MAX.
DEVELOPABLE AREA	30.62 ± Ac.
TOTAL PROJECT AREA	30.62 ± Ac.
DEVELOPMENT SUMMARY:	
RESIDENTIAL UNITS (NO MORE THAN 4 UNITS ATTACHED)	227
DEVELOPMENT CRITERIA:	
TOTAL RESIDENTIAL AREA	19.19 ± AC.
MAXIMUM LOT COVERAGE	NA
MINIMUM LOT WIDTH	NA
MINIMUM LOT AREA	NA
SETBACKS:	
STRATTON ROAD	20'
NORTH	10'
SOUTH	10'
EAST AND WEST	10'
MAXIMUM HEIGHT	35'

RECREATION REQUIREMENTS	
REQUIRED	2.27 ACRES
PROVIDED	2.27 ACRES

VISITOR PARKING	
60 SPACES PROVIDED	

NOTE
 FRONT - 20 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND 5 FEET TO THE BUILDING FACADE; 20 FEET FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE LOCATED TO THE GARAGE FACE AND 10 FEET TO THE BUILDING FACADE; 20 FEET, IF ACCESS TO GARAGE IS FROM AN ALLEY.
 10' uncomplimentary use buffer Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings.

STRATTON RD BTR - CONCEPT 11.04
 10/13/2023 • CONTACT: THOMAS INMAN, P.E. (904) 828-3900

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 FLORIDA

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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0660 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 19, 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 **2023-0660** to Planned Unit Development.

Location: 2700, 2840, & 2835 Stratton Road, between Goble Road and Stratton Road

Real Estate Numbers: 012867 0000; 012860 0000; 012839 0030; 012865 0110

Current Zoning District: Residential Low Density-50 (RLD-50)
Planned Unit Development (PUD 2022-0017-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 4 – Southwest

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

Owner: Curtis Hart
Miller Landing LLC
8051 Tara Lane
Jacksonville, FL 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0660** seeks to rezone approximately 31.56± acres of land from Residential Low Density-50 (RLD-50) and Planned Unit Development (PUD 2022-0017-E) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a maximum of 220 dwelling units in the form of single-family dwellings, duplexes, triplexes,

and quadplexes. The proposed development is unique in that the development will stay under one ownership and be utilized as a rental community versus being platted into individual lots. As such, the written description provides for minimum building separation requirements versus the typical yard setbacks.

Located within the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan, the proposed density of the project will not exceed the land use category's seven units per acre.

Staff notes that PUD Ordinance 2022-0017-E was originally approved for 30 single-family dwellings meeting the RLD-50 zoning district standards. Since its enactment, the property has been vacant. The proposed PUD will be utilizing the parcel within the 2022 PUD, along with parcels to the south and west.

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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

The 31.56-acre site is located along both the east and west sides of Stratton Road, an unclassified road, south of Normandy Boulevard, a principal arterial road. The subject site is in the Low Density Residential land use category, in the Suburban Development Area. The proposed PUD meets the recreation requirements outlined in Recreation and Open Space Element (ROSE) Policy 2.2.5

The maximum number of residential dwellings permitted on the subject site in the LDR land use category is 220 dwelling units, which is consistent with the proposed written description for the PUD. **It should be noted, however, that the land use table proposes 227 dwelling units, which would exceed the maximum allowable density in the LDR land use category.** The proposed development will not be allowed to exceed the 220 dwelling unit maximum as listed in the written description.

(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):

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 the proposed development shall 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 2045 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 in the area. The PUD will also allow for a greater variety of residential dwellings—which directly will address the housing needs of City residents.

(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 the intent of those regulations 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 currently 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 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.

There was a MOB/CRC application submitted for 113 homes for the Miller's Landing subdivision, however the proposed development is for 220 dwelling units, so a new Mobility & CRC application will need to be submitted.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a residential 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation standards shall be in accordance with Section 656.420(c) of the Zoning Code.

The variety and design of dwelling types: The proposed site plan dated June 30, 2023 depicts a variety of single-family and multi-family dwellings in the form of duplexes, triplexes, and quadplexes. The design is also unique in that the development will stay under one ownership as a rental community instead of the platting of individual lots.

The use and variety of building grouping: The site will be developed with a variety of single-family and multi-family dwellings. Single-family dwellings will be developed around the perimeter boundaries of the site, and multi-family dwellings will be developed internally. The multi-family dwellings will be developed in groups of two, three, and four units per building.

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 developer will provide a six-foot vinyl fence along the northern, eastern, and southern property boundaries as depicted on the site plan dated June 30, 2023.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Stratton 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:

The type, number and location of surrounding external uses: The proposed development is located on the west and east side of Stratton Road, just south of Normandy Boulevard. The predominate use of the surrounding area is single-family dwellings with lot sizes ranging from 6,000 square feet to over 2 acres. As such, the subject site will preserve the residential character of the area by offering a greater assortment of housing product. The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings, Vacant
East	LDR	RR-Acre/PUD 2001-815	Single-Family Dwellings
West	LDR/RPI	PUD 2022-0555	Automobile Sales

(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.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access points via Stratton Road. Furthermore, the following comments were issued from the Traffic Engineer. Staff supports the Engineer’s findings and forwards to you the following:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
- ADA compliant sidewalk shall be installed on the frontages of Stratton Road.
- Per City of Jacksonville Code of Ordinances 654.106, “*Alley* means a right-of-way which affords only a secondary means of access to property abutting thereon”. The alleys shown

on the site plan provide the only access to most of those lots. Provide a primary access for those lots other than the alley per this code.

- All dead end roads shall be terminated per City of Jacksonville Code of Ordinances 654.111(k).

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan. The applicant will be providing 150 square feet of active recreation space per dwelling unit.

(8) Impact on wetlands

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.

Each unit will have two (2) parking spaces and there will be an additional fifty (50) visitor parking spaces provided off-street. The applicant has noted that more visitor parking may be provided if deemed necessary.

(11) Sidewalks, trails, and bikeways

Per the submitted written description, the applicant will be installing sidewalks as shown on the site plan dated June 30, 2023. However, the City's Traffic Engineer has reviewed the application and recommends that ADA compliant sidewalks be installed on the frontages of Stratton Road. Staff supports the Traffic Engineer's recommendation and has conditioned the report accordingly.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 12, 2023** by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted. Staff has emailed the applicant and requested that the required signs be posted prior to the first public hearing.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0660** be **APPROVED with the following exhibits:**

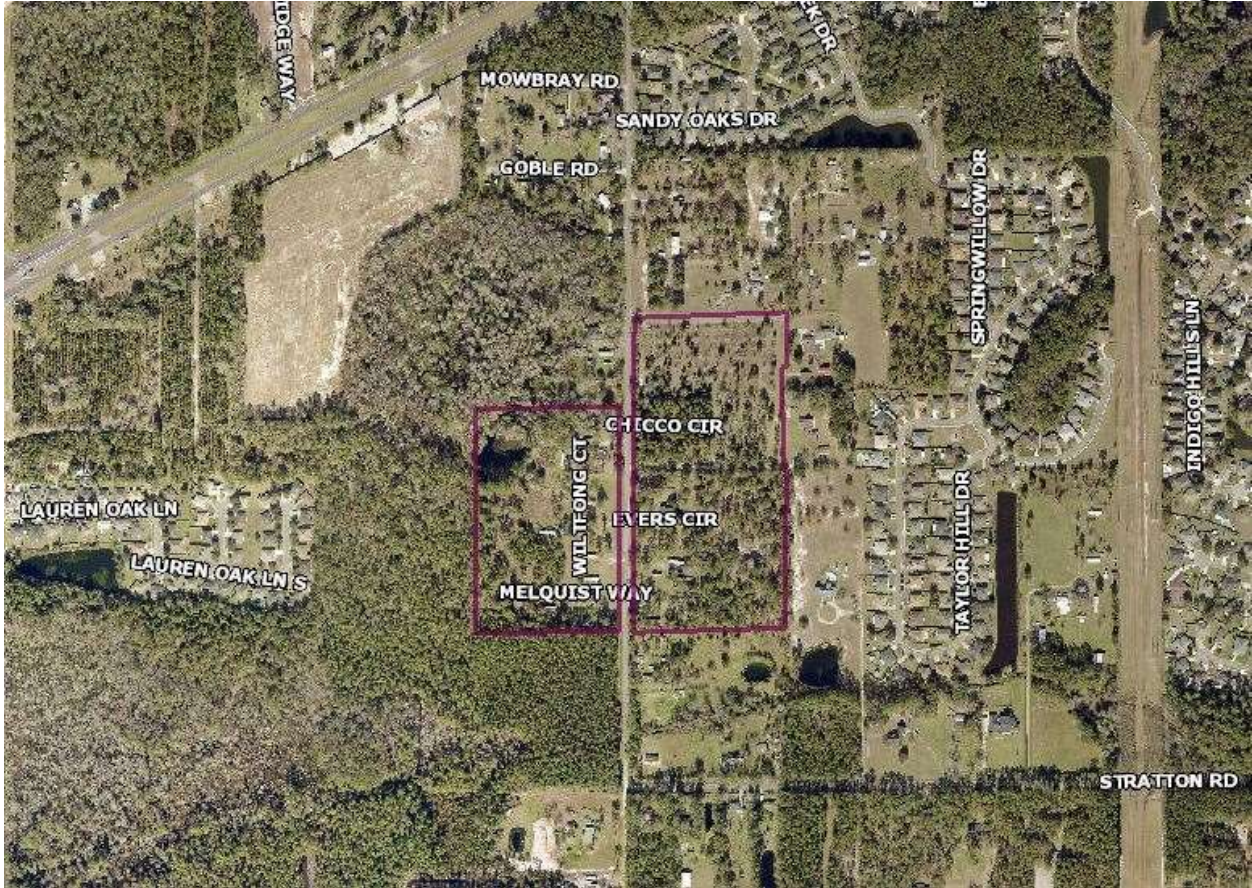
The original legal description dated June 30, 2023.

The original written description dated September 20, 2023.

The original site plan dated June 30, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0660** be **APPROVED with the following conditions:**

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
2. ADA compliant sidewalks shall be installed on the frontages of Stratton Road.
3. Streets dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac as required by Chapter 654, Ordinance Code, unless otherwise approved by the Planning and Development Department.
4. All dwelling units shall have access to public or private maintained right-of-ways meeting city standards as required in Chapter 654, Ordinance Code.



Source: Planning & Development Department, 10/12/2023

Aerial view of the subject property facing North.



Source: Planning & Development Department, 10/12/2023
View of the subject property from Stratton Road.



Source: Planning & Development Department, 10/12/2023
View of the subject property from Stratton Road.



Source: Planning & Development Department, 10/12/2023
View of the neighboring single-family dwelling along Stratton Road.

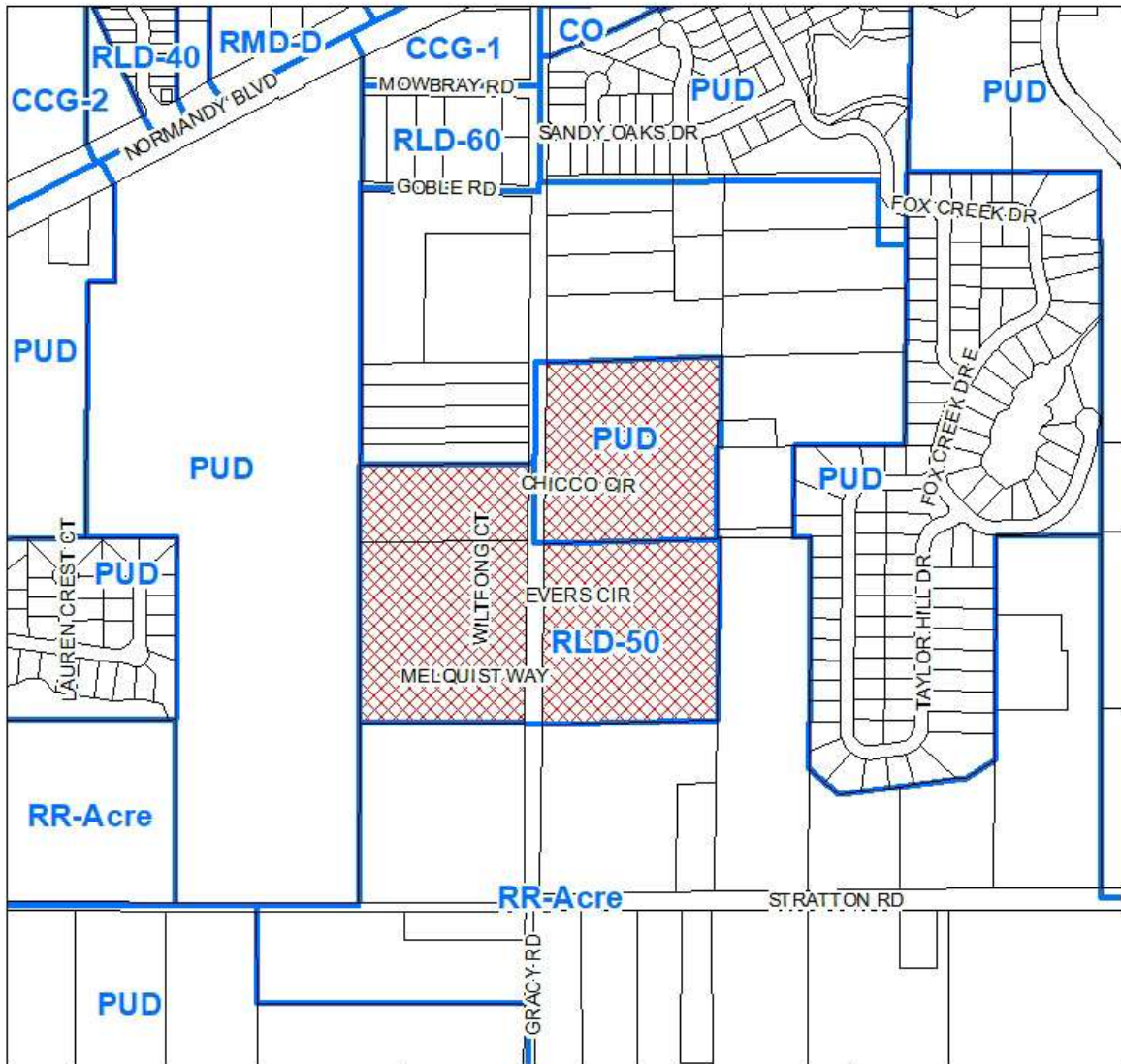


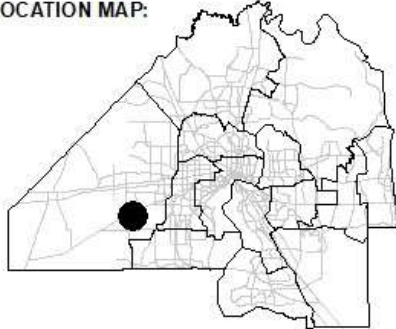
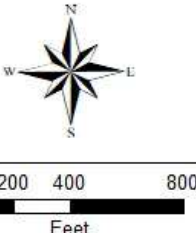
Source: Planning & Development Department, 10/12/2023
View of the neighboring single-family dwelling along Stratton Road.



Source: Planning & Development Department, 10/12/2023

View of the neighboring subdivision along Stratton Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-50 & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2023-0660</p>	<p>TRACKING NUMBER T-2023-5065</p>	<p>COUNCIL DISTRICT: 12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>