

Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-409 TO
PLANNED UNIT DEVELOPMENT

AUGUST 17, 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 **2023-409** to Planned Unit Development.

Location: Southside of Jones Road between

Real Estate Number(s): 003373-0010, 003369-0030, 003369-0010,
003369-0020, 003322-0500

Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Agriculture (AGR)
Planned Unit Development (PUD Year-409-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Mixed Use (MU)

Proposed Land Use Category: Mixed Use (MU)

Planning District: Northwest, District 5

Applicant/Agent: Babette Ashley, Esq.
Brennan Manna Diamond, PL
5210 Belfort Road, Suite 400
Jacksonville Florida 32256

Owner: Westlake Land Management, Inc.
600 West Peachtree Street, NW
Atlanta Georgia 30308

Edward Jenkins, III
8271 Shady Grove Court
Jacksonville Florida 32256

Charles Ellison
4882 Jones Road
Jacksonville Florida 32219

by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. The proposed PUD [ADD description]. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) and Mixed Use (MU) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5833-23C (Ordinance 2023-408) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) and Mixed Use (MU) land use categories to Mixed Use (MU). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5833-23C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:

GOAL 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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.

1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Site layout

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(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) and Mixed Use (MU). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5833-23C (Ordinance 2023-409) that seeks to amend the portion of land that is within the Low Density Residential (LDR) and Mixed Use (MU) land use category to Mixed Use (MU). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for offices, warehouses, and commercial uses. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: The site plan shows a loop road with access to Pritchard Road.
- The use and variety of building setback lines, separations, and buffering: The proposed PUD will retain the setbacks, building height and other development standards from the existing PUD.

(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: Industrial warehouses or lands zoned for such uses surround the subject site on two sides. To the east is a City park and a retention pond.
- 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	AGR	AGR	Single family dwellings
South	MU	PUD (07-394)	Undeveloped, proposed industrial uses
East	MU LDR	PUD (07-394) RR-Acre	Undeveloped, proposed industrial uses Single family dwellings, COJ park
West	MU	PUD (07-394)	Retention pond, warehouses

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: There is one single family dwelling on 1 acre that will be surrounded on three sides by the proposed development. The site plan shows a retention pond in this area which will act as a buffer from the warehouse activities. There is approximately 160 feet between the dwelling and the nearest warehouse.

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) and Mixed Use (MU) functional land use categories for an industrial business park uses. The PUD is appropriate at this location because there are similar uses on three sides of the site.

- The existing residential density and intensity of use of surrounding lands: There are single family dwellings on large lots to the north and east. There will be no vehicular access to Jones Road which will protect the existing residential area from excessive noise and truck traffic.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD will have two access points on Pritchard Road. There are no access points on Jones Road which has a residential character.
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: There is one single family dwelling on 1 acre that will be surrounded on three sides by the proposed development. The site plan shows a retention pond in this area which will act as a buffer from the warehouse activities. There is approximately 160 feet between the dwelling and the nearest warehouse.

(7) Usable open spaces plazas, recreation areas.

Recreation areas are not required for commercial/industrial use. However the current PUD includes 83 acres of recreation areas. Within the 40 acre site, there is a 9.7 acre site designated for recreation and open space. The PUD will relocate the 9.7 acres adjacent to another 8 acres designated for Recreation and open space.

(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 did not identify any wetlands on-site. 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.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 8, 2023, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-409** be **APPROVED with the following exhibits:**

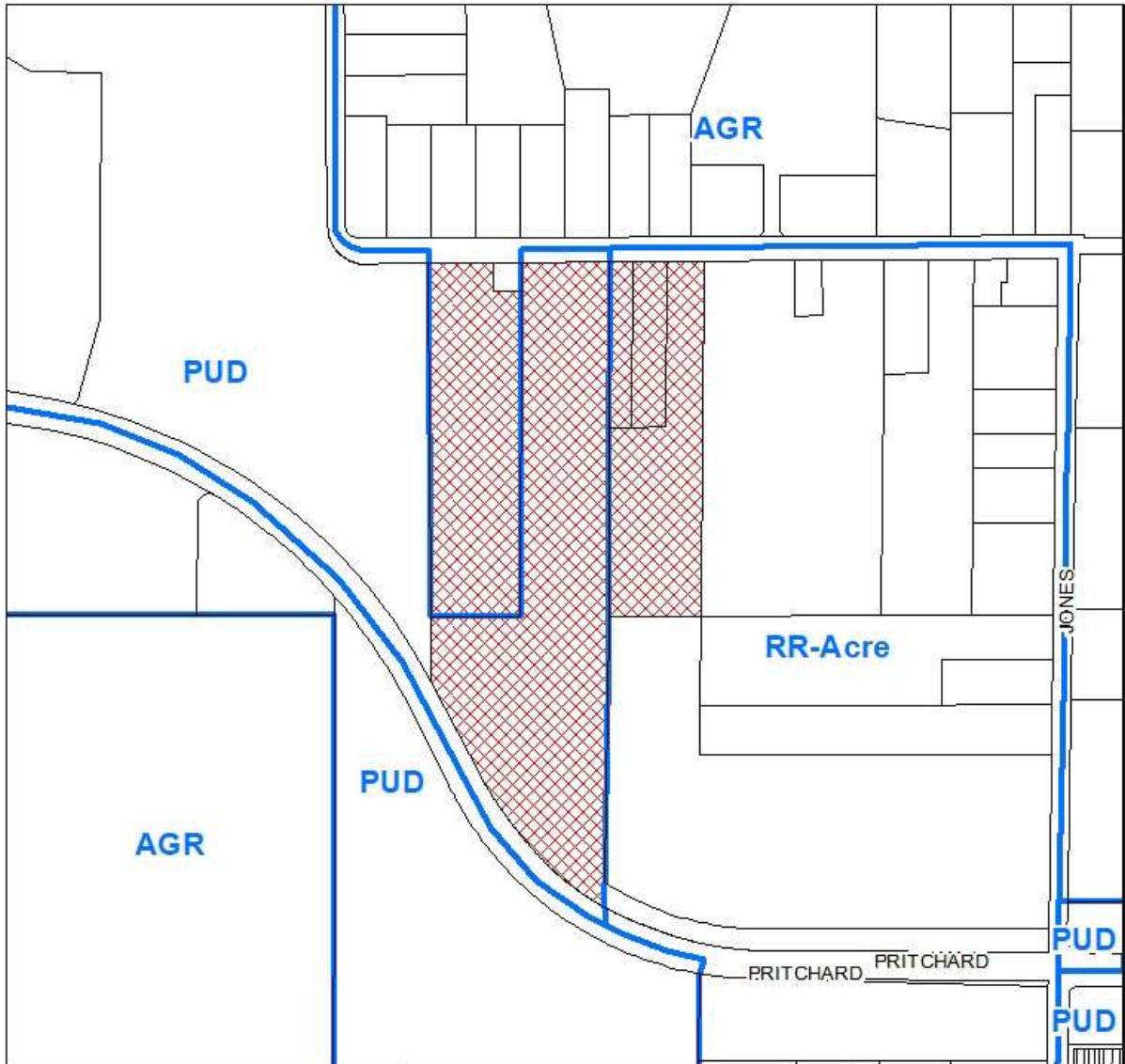
1. The original legal description dated May 22, 2023.
2. The original written description dated June 8, 2023.
3. The original site plan dated May 18, 2023.



View of subject property on Jones Road



View of subject property on Pritchard Road



<p>REQUEST SOUGHT:</p> <p>FROM: AGR, RR-ACRE, & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER ORD-2023-0409</p>	<p>TRACKING NUMBER T-2023-5024</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>