

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 5, 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.: 2023-596 **Application for: Jones Creek 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:

- 1. The original legal description dated July 18, 2023**
- 2. The revised written description dated October 5, 2023**
- 3. The revised site plan dated October 4, 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.**

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

Planning Commission Commentary: There was one speaker in opposition who has concerns about the small lot sizes, unsuitable roads for the additional traffic, The Commissioners

Planning Commission Vote: **7-0**

Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Aye
Jack Meeks	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
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

Jones Road PUD Phase 2

Written Description

October 5, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE # 002896-0220
- B. Current Land Use Designation: AGR
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

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

Coastland Group, LLC (the “Applicant”) proposes to rezone approximately 32.32 acres of property located in the northwest quadrant of the intersection of Jones Road and Cisco Drive, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family homes and townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated October 4, 2023 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The proposed development of the Property with paired villas is consistent and compatible with the surrounding area. The property directly to the east across Jones Road was approved for single family development pursuant to Ordinance 2021-685-E. The property directly to the north was approved for single family development pursuant to Ordinance 2022-538-E. The property directly to the north of that also contains single family uses. To the south, directly across Cisco Drive, is a Southeast Toyota Distributors Center and Southeast Toyota Technical Center. Given its location, development of the Property with paired villas would be well positioned to use nearby recreation areas (Cary State Forest), would provide more variety in housing opportunities to employees at the growing industrial and commercial uses in the area, and would provide a good transition between the single family uses to the north and the intense uses to the south.

The Property lies within the Agriculture (AGR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MU	PUD	Industrial, Vacant
East	LDR	PUD	Single family residential
North	LDR	PUD	Single family residential
West	AGR	AGR	Single family residential, Agricultural

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed 6 dwelling units per acre (181 d.u./32.32 acres of LDR).

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. As shown on the Site Plan, the proposed development includes cross access connectivity to the abutting PUD to the north, which consists of single family residential uses. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the 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 parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The PUD permits multiple lot sizes and multiple dwelling types, and the configuration of the same on the Site Plan is subject to change. Townhomes, as described in Section III.C.4.a below, shall be permitted on the Property. Single family residential uses, as described in Section III.C.4.b below, shall also be permitted on the Property.

C. Permitted Uses

1. Permitted uses and structures.

- a. Single family detached dwellings.
- b. Townhomes, including paired villas, subject to Section 656.414 of the Zoning Code as modified by Section III.C.4.a of this Written Description.

- c. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - d. Housing for the elderly.
 - e. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - f. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - g. Mail center.
 - h. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - i. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
2. *Permissible uses by exception.* Those uses permitted by exception in the RLD-60 zoning district.
3. *Maximum gross density.* Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed 6 dwelling units per acre (181 d.u./32.32 acres of LDR).
4. *Lot requirements.*
- a. **Townhomes and paired villas.** The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that for townhomes developed as paired villas, the minimum lot width shall be twenty-nine (29) feet, the front yard setback shall be twenty (20) feet, the side yard setback on the side of each unit containing an adjoining wall shall be zero (0) feet, and the side yard setback on the exterior side of each unit shall be five (5) feet.
 - b. **Single Family Residential—Min. 40 ft. width lots.**
 - i. *Minimum lot requirement (width and area).*
 - 1. Width—Forty (40) feet.
 - 2. Area—4,000 square feet.
 - ii. *Maximum lot coverage* —Fifty (50) percent.

- iii. *Minimum yard requirements.* Subject to the provisions of Section 656.403(a), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - 1. Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.
 - 2. Side— Three (3) feet.
 - 3. Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - 4. Side Street—Ten (10) feet.
- iv. *Maximum height of structure.* Thirty-five (35) feet.
- v. *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

F. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Recreation

Active recreation on the Property will be provided pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 1.81 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 1.81 acres of park/active recreation space will be provided throughout the Property, which is in addition to approximately 3.13 acres of wetlands that will remain on the Property and an approximately 3.54-acre pond.

B. Access

Access will be provided as shown on the Site Plan via the northern subdivision and/or Jones Road. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

C. Signage

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

1. Community Identification Monument Sign at Main Entrance(s) of Property.

Community identification monument signs will be permitted at the entrance(s) to the Property. The entrance(s) may have either one (1) double-sided or two (2) single-sided, externally illuminated signs.

Each of these monument signs, if applicable, will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

2. Other Signs.

Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)
Community Identification Monument Sign(s)	Main Entrance	1 Double-sided or 2 Single-sided Per Entrance	32	8
Directional Signs	Project Wide		4	
Real Estate/Construction/Temporary Signs	Project Wide		32	12

D. CONSTRUCTION OFFICES/MODEL HOMES/REAL ESTATE SALES.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

E. SILVICULTURE USES MAY CONTINUE.

Silviculture operations are a permitted use in this PUD and may continue until build-out.

F. LANDSCAPING/BUFFER

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations). Along the Jones Road frontage of the Property, the proposed development will contain a 20-foot landscape buffer area, an opaque fence which is 6 feet in height, a berm which is 2 feet in height and one tree for each 15 linear feet of required buffer strip, which is significantly more than what is required by Part 12 of the Zoning Code. A 6-foot opaque fence also will be located along the western boundary of the developed portion of the PUD.

G. MODIFICATIONS

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

H. PARKING

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2023), except that no guest parking spaces shall be required for townhomes (paired villas) with 2-car garages. Each paired villa lot is intended to be a minimum of 29 feet wide, as opposed to the minimum of 25 feet for end units and 15 feet for interior units pursuant to Section 656.414 of the Zoning Code. As such, the development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes (paired villas) with 2-car garages. Townhome units within each paired villa are intended to be developed with 1-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.

I. SIDEWALKS, TRAILS AND BIKEWAYS

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

J. UTILITIES

Electric power, water and sewer will be provided by JEA.

K. PUD CONCEPTUAL SITE PLAN

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, cross access connectivity, stormwater ponds, and other features and infrastructure, 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.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on May 30, 2023.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of the Property with single family homes and townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development. Furthermore, as described in greater detail above, this type of development is needed to provide adequate choices for residents and employees in this area and will complement other residential uses in the area.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the owner and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; it allows for reduced setbacks for townhomes developed as paired villas; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it provides for site-specific signage requirements; it contains buffer requirements that are in addition to that required by the Zoning Code; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted uses on the property, as compared to those uses permitted in the RLD zoning districts. 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
Signage	<p>656.1303(a):</p> <p>(a) Residential zoning districts:</p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p style="padding-left: 40px;">(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p style="padding-left: 40px;">(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(2) RMD-C, RMD-D, RMD-E and RHD zoning districts—</p> <p style="padding-left: 40px;">(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(3) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(4) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>656.1308:</p> <p>Any subdivision in any zoning district may have two subdivision identification signs not exceeding 24square feet in area for each sign provided that each such signs shall be located at an entry of the subdivision and at the intersection of two street rights-of-way. Such signs shall be limited to the name of the subdivision, and no other words or forms of</p>	<p><u>Community Identification Monument Sign at Main Entrance(s):</u></p> <p>Community identification monument signs will be permitted at the entrance(s) to the Property. The entrance(s) may have either one (1) double-sided or two (2) single-sided, externally illuminated signs.</p> <p>Each of these monument signs, if applicable, will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.</p> <p><u>Other Signs:</u></p> <p>Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.</p> <p>All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p> <p>Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.</p> <p>Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

	advertisement shall appear on the signs. Each sign shall be included as part of the site plan or sketch plan approval pursuant to Section 656.404 or Chapter 654. Provided, however, all subdivision signs in existence prior to November 4, 1993, are exempt from the requirements of this Section. In the event any portion of this Section is declared invalid, unenforceable, unconstitutional or void or are enjoined, then thereafter no signs shall be erected pursuant to this Section.	Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.	
Permitted Uses:	<p><u>RLD-40/50/60</u> §656.305(A)(II)(a)</p> <p>(1) Single-family dwellings. (2) Townhomes (RLD-TNH only) (3) Foster care homes. (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4. (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4. (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4. (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. (8) Golf courses meeting the performance standards and development criteria set forth in Part 4. (9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4. (10)Country clubs meeting the performance standards and development criteria set forth in Part 4. (11) Home occupations meeting the performance standards and development criteria set forth in Part 4. (12) Detached Accessory Dwelling Unit (RLD-TND only).</p>	<ol style="list-style-type: none"> 1. Single family detached dwellings. 2. Townhomes, including paired villas, subject to Section 656.414 of the Zoning Code as modified by Section III.C.4.a of this Written Description. 3. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 4. Housing for the elderly. 5. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. 7. Mail center. 8. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 9. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses. 	To allow for development of the Property with residential uses.
Lot Requirements	<p>For RLD 40/50/60:</p> <p>Width – 40/50/60 feet, as applicable Area – 4,000/5,000/6,000 square feet, as applicable Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p>RLD 50/60 Front—20 feet. Side—5 feet. Rear—10 feet. RLD 40</p>	<p><u>Townhomes and paired villas.</u></p> <p>The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that for townhomes developed as paired villas, the minimum lot width shall be twenty-nine (29) feet, the front yard setback shall be twenty (20) feet, the side yard setback on the side of each unit containing an adjoining wall shall be zero (0) feet, and the side yard setback on the exterior side of each unit shall be five (5) feet.</p>	To account for unique site characteristics. This PUD allows for development of paired villas in a manner consistent with the spirit and intent of the Zoning Code. Section 656.414 of the Zoning Code is intended to address townhomes with 3 or more units in each building (e.g. it contains lot requirements for interior units). In a paired villa, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the minimum lot width and side yard

	<p>Front—20 feet. Side—3 feet. Rear—10 feet.</p> <p><u>656.407:</u></p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80 percent of the minimum lot width, whichever is less.</p>	<p><u>Single Family Residential—Min. 40 ft. width lots.</u></p> <p><i>Minimum lot requirement (width and area).</i> Width—Fifty (40) feet.</p> <p><i>Area</i>—4,000 square feet.</p> <p><i>Maximum lot coverage</i> —Fifty (50) percent.</p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.</p> <p>Side— Three (3) feet.</p> <p>Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p>	<p>setback. The proposed setback for paired villas of 5 feet is greater than the required setback for single-family homes in the RLD-40 zoning district and equal to that required for the RLD-50 through RLD-90 zoning districts.</p>
Guest Parking	<p>Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.</p>	<p>This PUD requires no guest parking for townhome units with 2 car garages.</p>	<p>Each townhome lot is intended to be a minimum of 20 feet wide, as opposed to the minimum of 25 feet for end units and 15 feet for interior units pursuant to Section 656.414 of the Zoning Code. As such, the development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes (paired villas) with 2-car garages. Townhome units within each paired villa are intended to be developed with 1-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways</p>
Buffer	<p>See Part 12 of the Zoning Code.</p>	<p>Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). Along the Jones</p>	<p>This was agreed to in response to feedback from the surrounding community.</p>

		Road frontage of the Property, the proposed development will contain a 20-foot landscape buffer area, an opaque fence which is 6 feet in height, a berm which is 2 feet in height and one tree for each 15 linear feet of required buffer strip, which is significantly more than what is required by Part 12 of the Zoning Code. A 6-foot opaque fence also will be located along the western boundary of the developed portion of the PUD.	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the owner in developing and marketing the Property.

VIII. Names of Development Team

Developer: Coastland Group, LLC

Planner/Engineer: TOCOI Engineering, LLC

Architects: N/A

Agent: Roger Towers, P.A.

IX. Land Use Table

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

X. PUD REVIEW CRITERIA

1. **Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

2. **Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

3. **Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. **Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. **External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Further, the proposed development includes cross access connectivity to the abutting PUD to the north, which consists of single family residential uses, which will lessen potential traffic on Jones Road. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. **Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

8. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

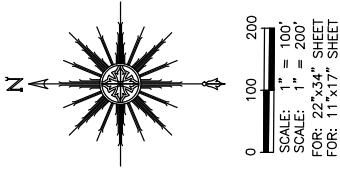
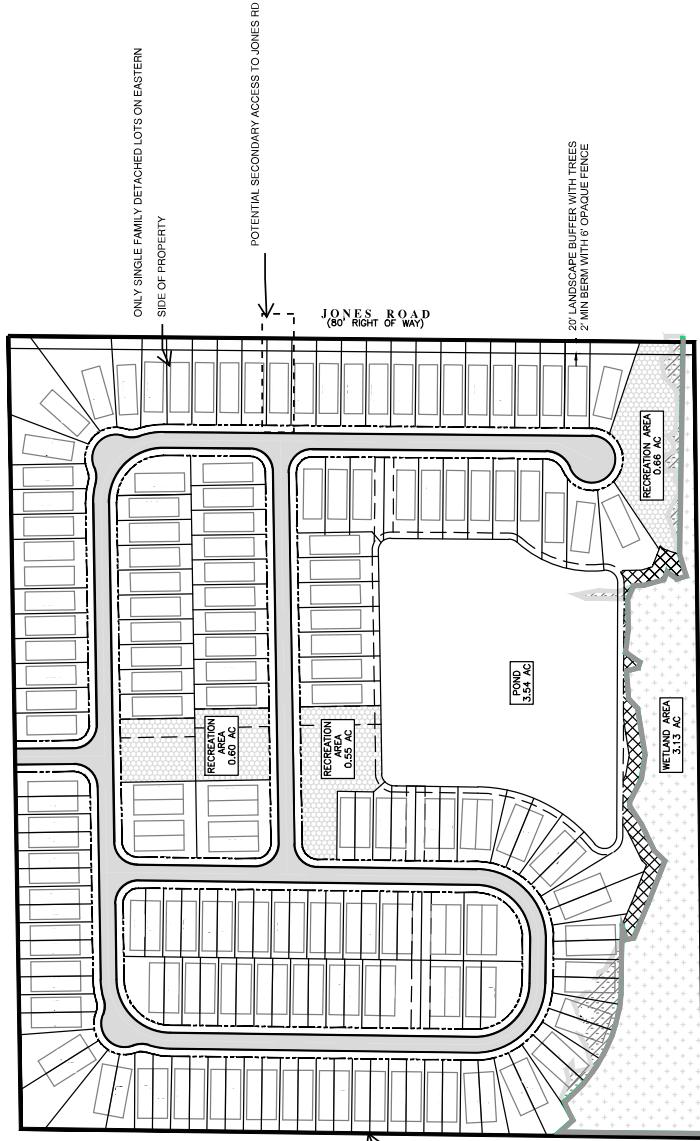
9. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

10. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2045 Comprehensive Plan with regards to sidewalks.

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
DATE:	
JOB NO.:	



PROJECT NAME: JONES ROAD PUD PHASE 2
 MAXIMUM LOT COUNT: 181
 PAIRED VILLA LOT MAXIMUM: 106

JONES ROAD PUD PHASE 2
 08.04.23

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0596 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 5, 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 **2023-0596** to Planned Unit Development.

Location: 6410 Jones Road

Real Estate Numbers: 002896-0220

Current Zoning Districts: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture (AGR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Marshall H. Phillips, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite#1500
Jacksonville Florida 32207

Owner: Ralph Wayne Davis and Emily Gail Davis
6410 Jones Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE W/ CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0596** seeks to rezone approximately 32.32± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for 110 single family homes and 110 townhome units, to be platted as paired, two-unit villas The proposed PUD differs from the conventional zoning code by providing site-specific access requirements, lot requirements and contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements.

There is a companion Land Use Amendment, **2023-0595 (L-5857-23C)**. The proposed amendment is for Agriculture (AGR) to Low Density Residential (LDR).

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 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture (AGR) 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 2045 Comprehensive Plan. However, there is a companion Application for Land Use Amendment to the Future Land Use Map Series **L-5857-23C (Ordinance 2023-0595)** that seeks to amend the site within the Agriculture (AGR) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5857-23C** be approved.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single family and multi-family dwellings; commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be 1/4 of an acre if either one of centralized potable water or wastewater services are not available. According to the PUD rezoning, the development will be utilizing JEA central water and sewer services.

The PUD written description and site plan are consistent with the proposed LDR land use category.

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. A description of the category is noted below.

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

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

Policy 1.2.8

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.

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

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 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for the OLF Whitehouse Airport. Zoning will limit development to a maximum height of 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).

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high, medium and low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found

during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Flood Zones

Approximately 1.22 acres of the subject site is 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 are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such the location, size, quality, and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(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.

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): Agriculture (AGR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **L-5857-23C (Ordinance 2023-0595)** that seeks to amend the portion of land that is within the Agriculture (AGR) land use category to Low Density Residential (LDR). 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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for review, assessment, approval.

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel 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. 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: Active recreation on the Property will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 2.2 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 2.2

acres of park/active recreation space will be provided throughout the Property.

The use of existing and proposed landscaping: Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations), as applicable to residential subdivisions.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, entrance to the development will be through phase I along Jones Road. Additionally, the applicant has proposed a secondary access to this phase directly from Jones Road. Comments from Traffic & Engineering dated September 13, 2023 include:

- 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 (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).

Jones Rd is currently operating at 10.1% of capacity. This segment of Jones Rd has a maximum daily capacity of 15,134 vehicles per day (vpd) and an average daily traffic of 1,530 vpd.

This PUD is a companion to pending small-scale land use application L-5857-23C (2023-595). The applicant requests 110 dwelling units of single family (ITE Code 210), which could produce 1,037 daily trips and 110 dwelling units of townhomes (ITE Code 215), which could produce daily 792 trips.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 and for two-unit townhomes in Section 656.306 of the Zoning code with the exception of the side setbacks, which will be lowered to from five feet to three feet.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 110 single-family dwelling units and 110 townhome units—which will follow the development standards of Residential Low Density-40, 50 & 60.

(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 surrounded by acres of undeveloped land to the west and single family subdivisions to the north

and east, including the approved phase one portion of the Jones Road PUD to the north. Trout River Bluff to the east of the subject property is developed with single family dwellings with 90 foot wide lot widths. To the northeast is Lennar Homes Subdivision with single family homes with 50 foot wide lots.

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	LDR	PUD: 2022-0538	Proposed Single Family Subdivision
South	MU	PUD (2007-394)	Mixed Commercial, residential
East	LDR	PUD: 2021-0685	Single Family Subdivision
West	AGR	AGR	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 220 units. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 50 feet to 100+ feet. The development will also provide a range of housing options with “paired villas” on two 25-foot lots.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water by existing 16 inch water main along Garden Street and for city sewer Proposed 10 inch force main along Cisco Dr approx. 1800 feet north of Kevin Allen Lane. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

Based on the Development Standards for impact assessment, the 32.32± acre proposed PUD rezoning has a development potential of 110 single-family units, and 110 townhome units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2023-0596

Development Potential: 220 Dwelling Units

School Type	CSA	2022-2023 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats - Adjacent CSA 2,7, & 8
Elementary	1	11,216	56%	27	57%	7,199	4,805
Middle	1	6,876	80%	11	86%	335	98
High	1	7,054	72%	16	66%	284	2,260
Total New Students				54			

Total Student Generation Yield: 0.250

Elementary: 0.125

Middle: 0.051

High: 0.074

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

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited,

temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

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 Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/2021)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	27	683	590	86%	90%
Highland MS #244	1	11	1,148	685	60%	62%
Jean Ribault HS #96	1	16	1,680	1,365	81%	85%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 220 dwelling units – 2023-0596

(7) Usable open spaces plazas, recreation areas.

Active recreation on the Property will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 2.2 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 2.2 acres of park/active recreation space will be provided throughout the Property, which is in addition to approximately 2.99 acres of wetlands that will remain on the Property.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:

4.83 Acres

General Location(s):

Southern portion of the property

Quality/Functional

Value:

The Freshwater Marsh/Ponds have a low functional value for water filtration attenuation and flood water capacity due to their isolation, size and having an indirect impact on the City's waterways.

The Mixed Wetland Hardwood has a high functional value for water filtration attenuation and flood water capacity and a portion if the wetlands are in the AE flood zones. However, the wetland has an indirect impact on the City's waterways.

Soil Types/

Characteristics:

Freshwater Marsh/Ponds: (32) Leon fine sand 0 to 2% slopes – The Leon series consists of nearly level, poorly drained, sandy soils. They are formed in thick beds of marine sand and are located in flatwood areas. The soil is slowly permeable to moderately permeable. The high-water table generally is generally at a depth of 18 inches below the soil surface. The Leon fine sand (32) is generally not a wetland soil unless the soil surface is depressed and is close to the high-water table. In this case the Freshwater Marsh/Ponds were excavated, and the natural process of eutrophication is ageing the ponds into a Freshwater Marsh.

Mixed Wetland Hardwood: (62) Rutlege mucky fine sand, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in thick sandy marine sediments and are located in depressions. The soil is rapidly permeable. The high-water table generally is at or near the surface.

Wetland Category:

Category III

Consistency of

Permitted Uses:

Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource

Permit (ERP): Not provided by applicant or on record with the St. Johns River Water Management District.

Wetlands Impact: Insufficient information to determine impacts.

Associated Impacts: The PUD site plan shows minimal to no impact to the wetlands on site.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



Aerial View of Property with Wetlands

Source: JaxGIS

(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.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 7, 2023** 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 **2023-0596** be **APPROVED** with the following exhibits:

- The original legal description dated July 18, 2023**
- The original written description dated July 26, 2023**
- The original site plan dated July 6, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0596** be **APPROVED WITH THE FOLLOWING CONDITION.**

- 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.



Aerial View

Source: JaxGIS

View of Subject Property



Source: Planning & Development Department, COJ

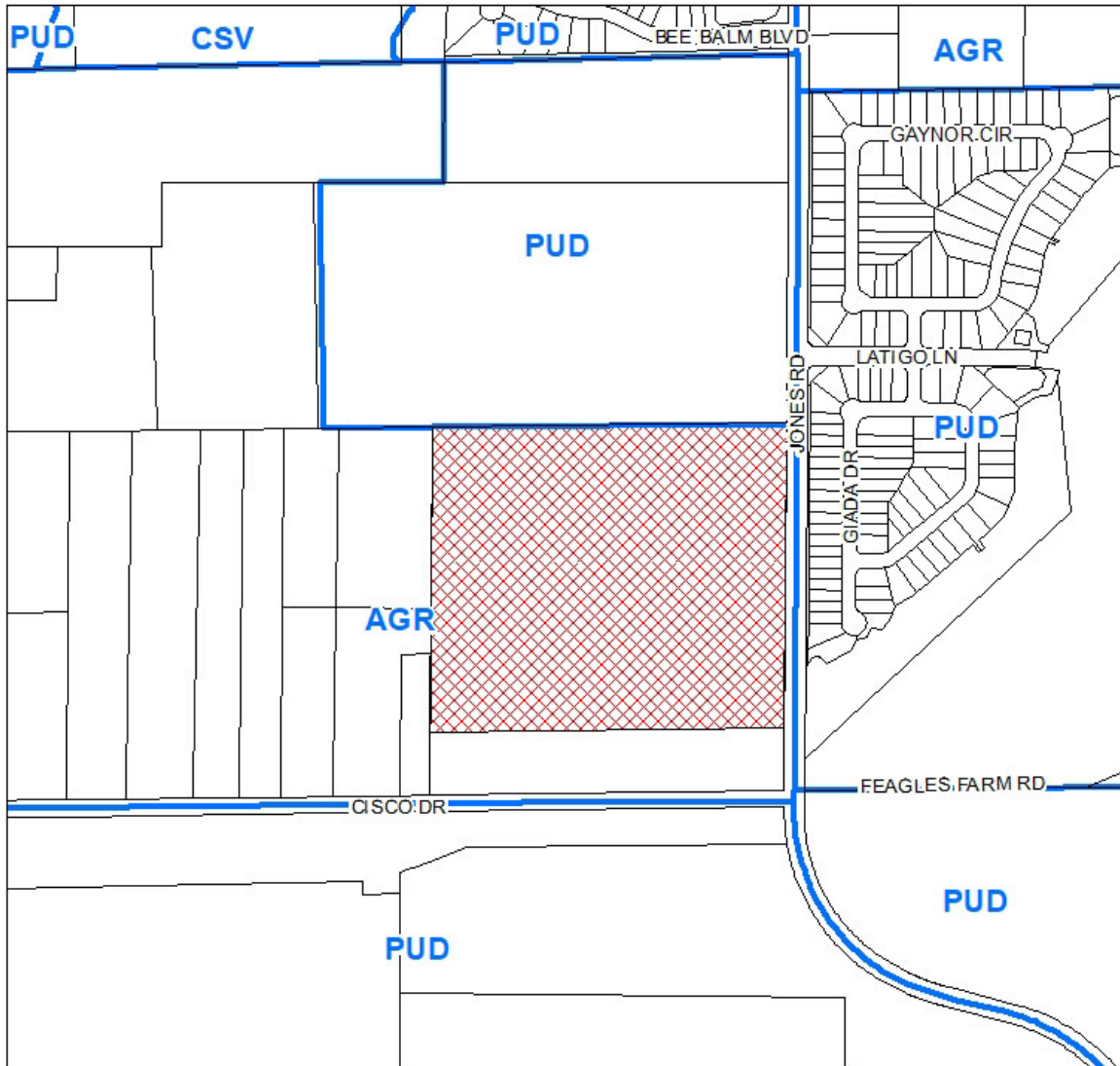
Date: September 7, 2023

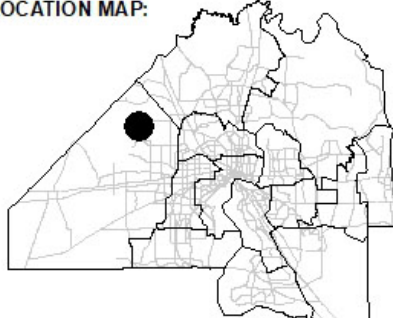
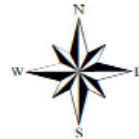


View of Property to the East

Source: Planning & Development Department, COJ

Date: September 7, 2023



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800 Feet</p>
<p>ORDINANCE NUMBER ORD-2023-0596</p>	<p>TRACKING NUMBER T-2023-5090</p>	<p>COUNCIL DISTRICT: 12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>