

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0608 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 19, 2019

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 **2019-0608** to Planned Unit Development.

Location: 5606 Jammes Road
Between Delacy Road and Gaskins Road

Real Estate Number(s): 014400-0000; 014401-0000

Current Zoning District(s): Residential Medium Density-D (RMD-D)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Wyman Duggan
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Jammes AFC LLC
5711 Richard Street, Suite 1
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2019-0608 seeks to rezone approximately 6.6 acres of land from RMD-D to PUD. The rezoning to PUD is being sought to allow a maximum of 104 multi-family units made up of 26 individually owned 4 unit buildings.

The PUD differs from the conventional RMD zoning districts by allowing for individually owned buildings to be built on lots that require 3,000 square feet for the first two units and 600 square feet for each additional unit per lot, compared to the 6,000 square feet for the first two units and 2,100 square feet for each additional unit per the RDM-D zoning district that it is currently zoned

in. Additionally, the proposed PUD would allow for each lot to waive required parking on site, and instead allow for every lot to share a common vehicle use area that runs throughout the entire development.

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 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the MDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The MDR land use category in the Suburban Development Area permits up to 20 dwelling units per acre and the proposed development of 104 dwelling units is within that range. According to the JEA letter dated October 17, 2018 both centralized potable water and wastewater are available to the site. The development is proposing 104 units planned for the site is less than the maximum density allowed. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

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

Future Land Use Element:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

According to the provided JEA Availability Letter dated October 17th, 2018, the subject site has connection points for both water and sewer abutting the property. There is an existing 12 inch water main located along the Jammes Road Right-Of-Way, and a 6 inch force main within the COJ tract along the western property boundary. TO achieve the requested density the developer will be required to connect to these service and thus will comply with policy 1.2.9 of the 2030 Comprehensive Plan.

Goal 3

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

The proposed development will add residential units to an area that is primarily made up of residential structures. The site is located approximately 860 feet south of 103rd Street (SR 134) and approximately 1300 feet to the west of Blanding Boulevard (SR 21) along Jammes Road. Blanding Boulevard is classified as a Major Arterial Roadway, 103rd Street classified as a Minor Arterial Roadway, and Jammes Road is classified as a Collector Road. These type of roadways will allow for the proposed project to be served by efficient and convenient high capacity roadways which ensures that the project is in compliance with Goal 3 of the 2030 Comprehensive Plan.

(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 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): MDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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 104 multi-family units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The internal street scape of the project is made up of a common driveway which will feature parking spaces running along it in front of each building. The main drive will be 60 feet wide in total with a 24 foot throughway space.
- The use of existing and proposed landscaping: The site is undeveloped, however the written description indicates that the site will comply with the Jacksonville Ordinance Code and Article 25 of the Charter of the City.
- The treatment of pedestrian ways: The written description indicates that the site will comply with the Comprehensive Plan for sidewalks.
- Traffic and pedestrian circulation patterns: The development will have one access points on Jammes Road.
- The use and variety of building sizes and architectural styles: It is expected the buildings will be of the same design and styles.
- The use and variety of materials: The applicant has not provided information on the type of materials proposed for the buildings.
- The variety and design of dwelling types: Quadraplex structures will be the only style of building in the development.
- The form of ownership proposed for various uses: It is stated in the application, the site plan and the development standards are being sought so each quadraplex building could be sold to individual buyers.

(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 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	MDR/CGC	PUD	Vacant / Surgical Center
South	MDR	RMD-A	Single Family Dwellings
East	MDR	RMD-B	Single Family Dwellings
West	LDR	RLD-60	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use categories as a multi-family residential development.

- The availability and location of utility services and public facilities and services: JEA has indicated that water and sewer are available from Jammes Road and the City Track to the West.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Traffic Engineer has reviewed the proposed site plan and has not provided any comments regarding the design.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 YEAR PROJECTION
Cedar Hills ES #97	2	17	650	486	84%	84%
Jefferson Davis MS #216	2	8	1,438	974	68%	69%
Westside HS #241	2	10	1,786	1,567	88%	89%

(7) Usable open spaces plazas, recreation areas.

The written description states that the project will provide 150 square feet of active recreation per dwelling unit or payment of a recreation and open space fee of 86.26 per unit, or some combination thereof. The site plan indicates 11,500 feet of recreation area located in the southwest corner of the project. This total is short of the 15,600 foot total that would be required using the 150 square feet per unit total indicated by the applicant.

Since there are no public parks located in the immediate vicinity along Jammes Road, staff recommends the development provide a minimum of 150 square feet/dwelling unit of active recreation area.

Sec. 656.420. - Recreation and Open Space Standards.

(d) All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

(8) Impact on wetlands

Review of City data indicates that no wetland exist on the subject property.

(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. However, the written description indicates that parking totals (including bikes) will not be provided on site for each individual plot, rather the parking totals will be cumulative with all of the lots throughout the entire project.

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

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 10, 2019, the required Notice of Public Hearing sign was posted.



View of the Subject Property

Source: Planning and Development Department
Date: September 10, 2019



View of the Subject Property

Source: Planning and Development Department
Date: September 10, 2019



View of the neighboring property at the corner of Jammes Road and 105th Street

Source: Planning and Development Department

Date: September 10, 2019



View of the neighboring property at the corner of Jammes Road and 105th Street.

Source: Planning and Development Department

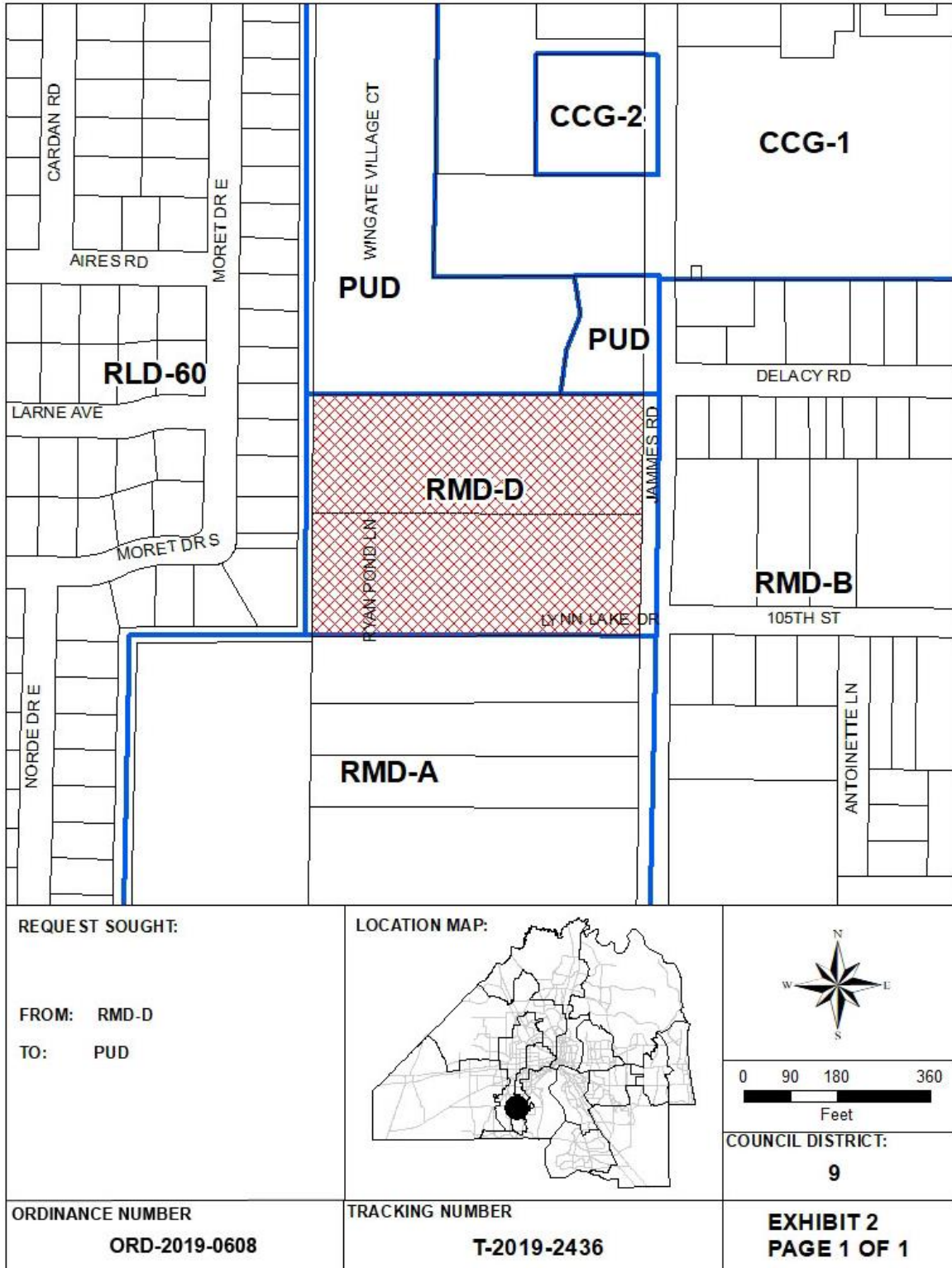
Date: September 10, 2019



View of the neighboring property at the corner of Jammes Road and Delacy Road.

Source: Planning and Development Department

Date: September 10, 2019



Legal Map

Source: JaxGIS
Date: September 10, 2019