

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0755 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 21, 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 2019-0755 to Planned Unit Development.

Location: 0 103rd Street (SR 134)
Between Rockola Road and Monroe Smith Drive

Real Estate Number(s): 013056-0500

Current Zoning District(s): Planned Unit Development (PUD-2008-0985)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Lara Hipps
Hipps Group Inc,
1650 Margaret Street #323
Jacksonville, Florida. 32204

Owner: Syed Hussain
Prime International Properties West, LLC
7685 103rd Street
Jacksonville, Florida. 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2019-0755 seeks to rezone approximately 4.05 acres of land from PUD to PUD. The rezoning to PUD is being sought to build a self-storage facility that is not held to the requirements of Part 4 of the Zoning Code. The reductions from the part 4 requirements are primarily related to the landscaped buffers between the vehicle use area and the public right of way of 103rd Street.

The current PUD, **2008-0985-E**, allows for general commercial uses such as office/retail, and restaurants with indoor/outdoor sales and services of food and all alcohol beverages. The design also allowed for outparcel buildings which permitted all of the CCG-1 uses with limitations on day labor pools, union halls, bowling alleys, dance halls, motor/bus transportation terminal, and adult entertainment facilities.

The new PUD differs from the previous PUD by allowing for the personal property storage facility to not be held to the requirements of Part 4 of the Zoning Code, while providing a more finite list of permitted uses compared to the previous broad commercial uses of **O-2008-0985**.

PUD Ord. 2019-0985-E was approved with the following condition:

- 1.) Development shall be subject to review and approval by the Development Services Division and the Florida Department of Transportation, or as otherwise approved by the Planning and Development Department.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

The Department has reviewed the existing condition and has come to the determination that it is not necessary for the condition to be applied to the new PUD as the development will be reviewed by both the Development Services Division, and the Florida Department of Transportation during the permit process regardless of the condition being applied to the Ordinance.

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 CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD seeks to allow for a variety of commercial uses with a focus towards a self-storage facility. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD allows for a site specific site plan that allows for specific landscape areas and buffers that protect the surrounding residential and commercial properties. The proposed PUD allows for more restricted uses than are generally allowed in the CCG-1 or CCG-2 zoning district which are common in the CGC Land Use Category. Therefore the proposed is consistent with Policy 1.1.12 or the 2030 Comprehensive Plan.

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 JEA Letter provided by the applicant, the subject site has two connection points touching the property along the 103rd Street right-of-way. The project will be required to connect to the available services and therefore is consistent with Policy 1.2.9 of the 2030 Comprehensive Plan.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The subject site will be served by a singular driveway entrance/exit from 103rd street which ensure that no commercial traffic will enter the neighborhoods located north or west of the property. Therefor the proposed PUD is consistent with Policy 3.2.4 of the 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 categories as identified in the Future Land Use Map series (FLUMs): CGC. The Planning and Development Department finds that the proposed PUD is in/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. The City Development Number is 9875.000.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a self-storage facility with no residential components. 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: An internal vehicle path will run throughout the storage facility with a single entrance and exit from 103rd street.
- The use and variety of building setback lines, separations, and buffering: There are varying setback lines between the individual units and the large storage building. There is a

minimum 10 foot landscape buffer along the vehicle use area, as well as between the subject property and the residential property to the north and west.

- The use and variety of building groupings: The subject site, if developed with the proposed site plan, will be comprised of one large climate controlled storage building and multiple buildings of individual non climate controlled units.

(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	LDR	PUD	Mobile Home Park
South	CGC	PUD	Duval County Charter School
East	CGC	PUD	Driveway/Filling Station
West	CGC	CO/CCG-1	Mobile Home Park

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and will complement the surrounding residential areas by allowing properties owners and area to store home items.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: A 10 foot landscape buffer with the required trees every 25 feet will provide a layer of safety from both the residential properties and 103rd Street.
- The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: No environmental hazards have been found as existing today and no new environmental hazards shall be created with the proposed development.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed site plan shows a single entrance and exist point along the major arterial roadway of 103rd Street.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

No existing wetlands have been indicated on the proposed site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

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

The proposed project has been reviewed by the Florida Department of Transportation and will be required to coordinate with the Department during the Development Process. The full memo from FDOT is attached to this report.

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 November 8, 2019 the required Notice of Public Hearing sign was posted.



Source: Planning and Development Department

Date: November 12, 2019

RECOMMENDATION

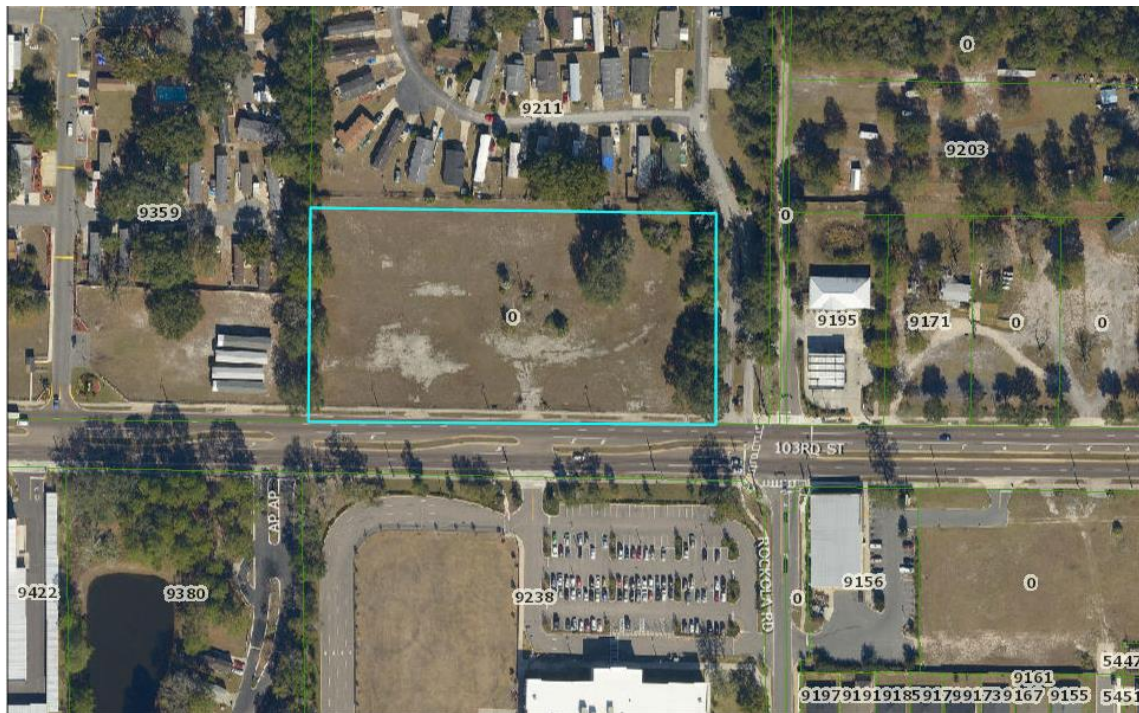
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2019-0755 be **APPROVED with the following exhibits:**

The original legal description dated: **September 17, 2019**

The original written description dated: **October 11, 2019**

The original site plan dated: **September 20, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-0755 be **APPROVED.**



Aerial View

Source: JaxGIS

Date: November 12, 2019



View of the subject property and the mobile home park to the north of the subject property.
Source: Planning and Development Department
Date: November 12, 2019



View of the mobile home park to the west of the subject property.
Source: Planning and Development Department
Date: November 12, 2019



View of the neighboring charter school across 103rd Street.

Source: Planning and Development Department

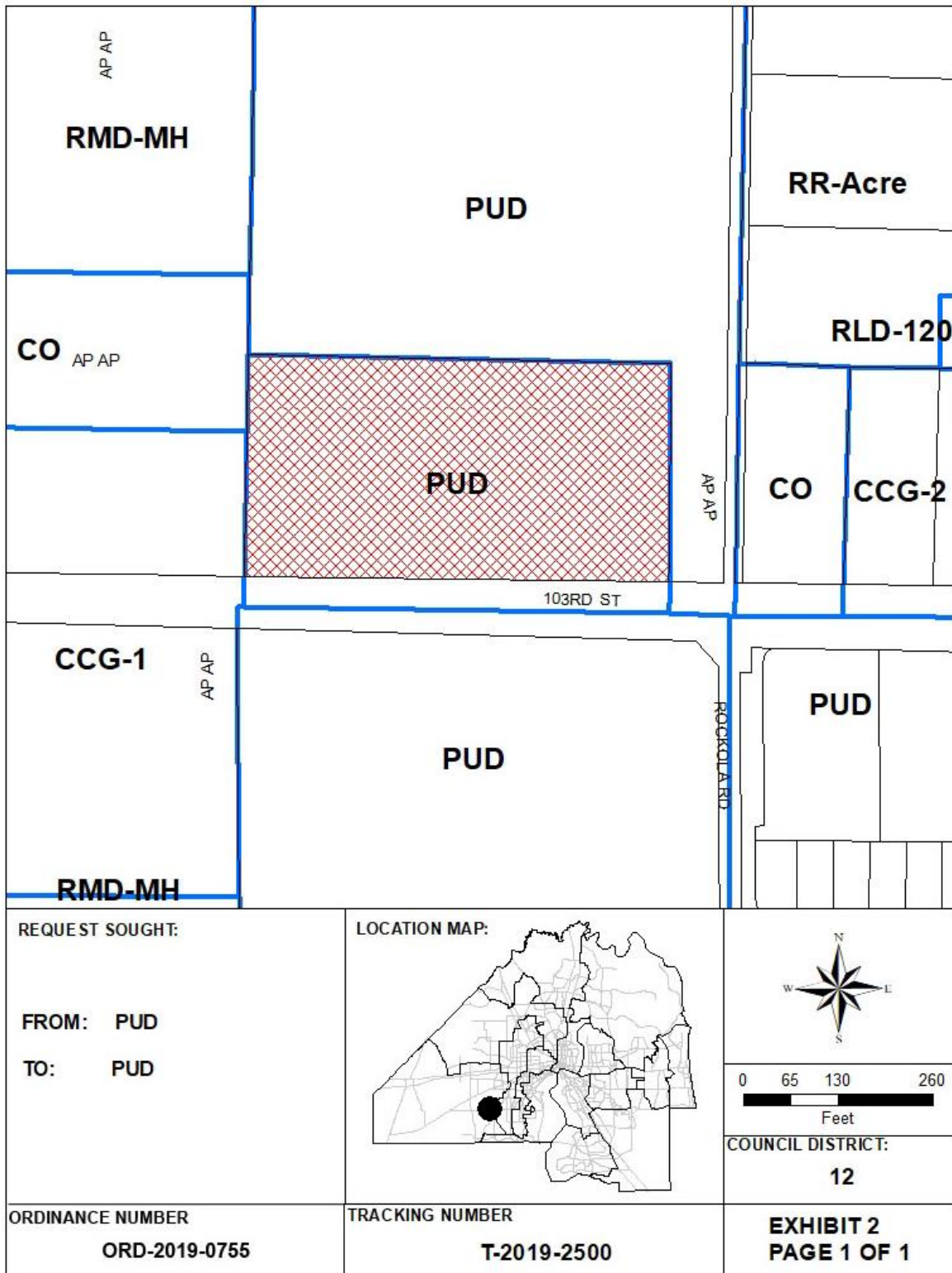
Date: November 12, 2019



View of the neighboring filling station to the east of the subject property.

Source: Planning and Development Department

Date: November 12, 2019



Legal Map