

Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	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 2022-0895 TO
PLANNED UNIT DEVELOPMENT

JANUARY 19, 2023

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0895** to Planned Unit Development.

Location: 0 New Kings Road, between Sycamore Street and Bowie Road

Real Estate Numbers: 003875 1000

Current Zoning District: Commercial Community/General-2 (CCG-2)
Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)
Low Density Residential (LDR)

Proposed Land Use Category: Community/General Commercial (CGC)

Planning District: North – District 6

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

Owners: Donald Larriccia
C&B Mobile Services Inc.
10851 Colorado Springs Avenue
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0895** seeks to rezone approximately 3.51± acres of land from Commercial Community/General-2 (CCG-2) and Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to a PUD is being sought in order to rezone the portion of the property currently zoned as residential to commercial and to allow for the sales and service of mobile homes.

There is a companion Land Use Amendment (2022-0894/L-5759-22C) to amend the portion of the property currently in the Low Density Residential (LDR) category to Community/General Commercial (CGC).

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 2030 Comprehensive Plan?

The 2.51 acre subject site is a portion of property located on the east side of New Kings Road (U.S. 1), between Sycamore Street (an unopened road) and Pitts Road. According to the City's Functional Highways Classification Map, New Kings Road is a major arterial roadway. The subject site is also located in Planning District 6 (North), Council District 8 and the Suburban Development Area.

The CGC land use category in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The allowed uses in the subject PUD written description are consistent with the intent of the CGC land use category.

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

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 (FLUE):

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

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.

Recreation and Open Space Element (ROSE)

Policy 2.2.1

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

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

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers 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, with the approval of the companion Land Use Amendment (2022-0894/L-5759-22C) the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). Furthermore, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a mobile home sales and service business. Moreover, 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 with specific reference to the following:

The use of existing and proposed landscaping: Landscaping will be provided in order to meet the uncomplimentary land use buffers along the northern and eastern property boundaries. Landscaping will include native or ornamental vegetation, fencing, and irrigation.

The use and variety of building setback lines, separations and buffering: The proposed site plan and written description indicate that the parking areas and buildings will be setback twenty feet from all property lines, which should be adequate buffer from adjacent residential uses.

Traffic and pedestrian circulation patterns: The subject property will be accessible via one access point along New Kings Road.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Property Use</u>
North	CGC/LDR	CCG-2/RR-Acre	Single-Family Dwelling, Open Storage
South	CGC/LDR	CCG-2/RLD-60	Landscaping/Nursery
East	LDR	RR-Acre	Single-Family Dwellings
West	CGC/LI	CCG-2/IL	Church, Vacant

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category.

The existing residential density and intensity of use of surrounding lands: There are residential uses to the north and east of the subject property. The applicant will be required to provide landscaping and buffering due to uncomplimentary land uses.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via New Kings Road. The Traffic Engineer has reviewed the application and has issued comments. **Staff supports the Engineer's findings and forwards the following:**

- New Kings Road is an FDOT right of way. Permitting for access to this ROW shall be through FDOT.
- A cross access shall be provided to the property lines to the parcels to the north and south. See City of Jacksonville Code of Ordinances Chapter 654.115(f). This code defines the width of the cross access and reasons for possible exemptions. If seeking an exemption, contact the Chief of Development Services.

The application was also forwarded to the Transportation Planning Division. The following comments were issued:

The subject site is approximately 3.51 acres and is accessible from New Kings Road (SR 23), which is between Dunn Avenue (SR 104) and I-295 West Beltway. New Kings Road is an urbanized arterial. The subject site is currently operating at 75.4% of capacity. New Kings Road currently has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 30,000 vpd.

This PUD is a companion to pending small-scale land use application L-5759-22C (2022-0894). The applicant requests 53,513 square feet of outdoor sales (ITE Code 842), which could produce 268 daily trips.

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 2030 Comprehensive Plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 onsite. Nonetheless, any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

(9) Listed species regulations

A wildlife survey is required for developments of more than fifty (50) acres. The subject property contains approximately 3.51 acres and does not require a wildlife survey.

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

According to the submitted written description, the development shall comply with the parking requirements in Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 12, 2023** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



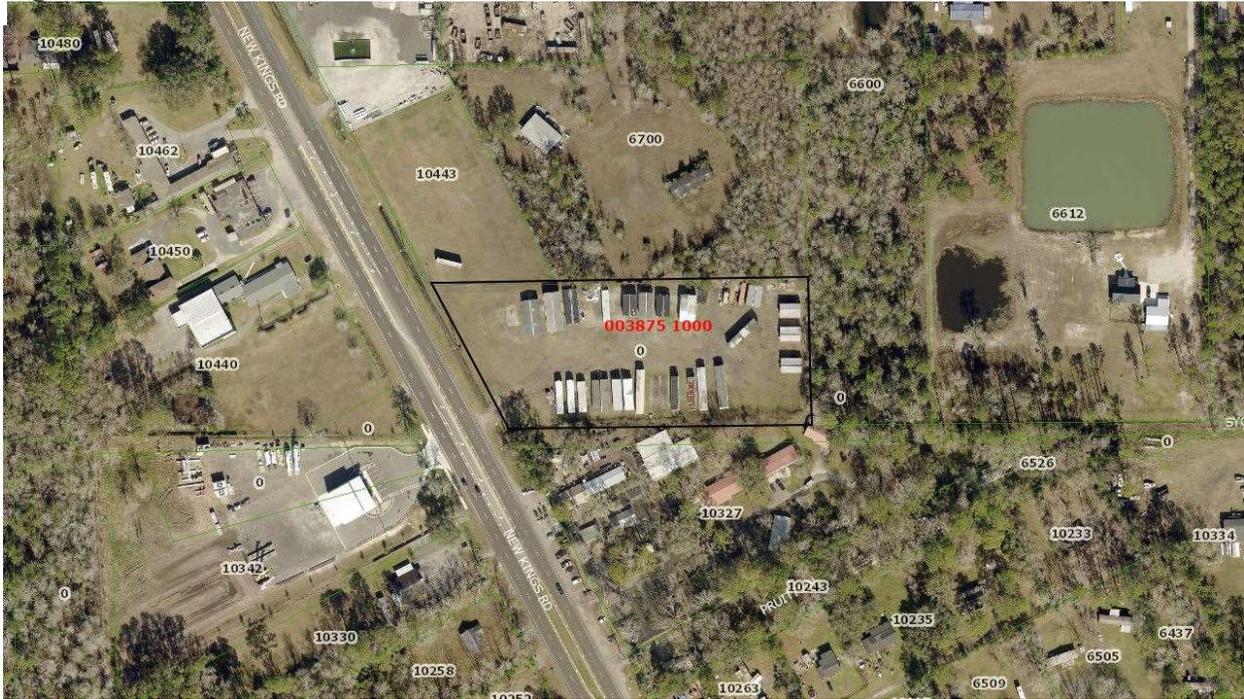
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0895 be **APPROVED** with the following exhibits:

1. The original legal description dated August 18, 2022.
2. The original written description dated November 15, 2022.
3. The original site plan dated August 12, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0895 be **APPROVED**.

Figure A:



Source: Planning & Development Department, 1/12/2023
Aerial view of subject property.

Figure B:



Source: Planning & Development Department, 1/12/2023
View of subject property from New Kings Road.

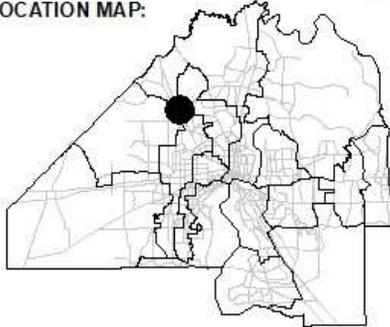
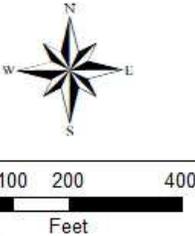
Figure C:



Source: Planning & Development Department, 1/12/2023

View of neighboring property, located south of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2 & RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2022-0895</p>	<p>TRACKING NUMBER T-2022-4472</p>	<p>COUNCIL DISTRICT: 8</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>