

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 2022-0900 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 **2022-0900** to Planned Unit Development.

Location: 4829 Firestone Road
Between Firestone Road and I-295

Real Estate Number(s): 014288-0000

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida. 32207

Owner: Donna Fenchel
144 Manresa Road
St. Augustine, Florida. 32084

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-900 seeks to rezone approximately 1.3 acres of land from Residential Medium Density-A (RMD-A) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a 15 dwelling tiny home development that will be used for therapy patients.

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 1.3 acre subject property is located along the east side of Firestone Road, a collector road, between Melvin Road and Beth Ann Terrace, both unclassified roads, west of Interstate 295 (I-295). The application site is also in the Urban Development Area, Planning District 4 and Council District 10.

The proposed project site is in the Medium Density Residential (MDR) category. MDR in the Urban Development Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

The proposed Planned Unit Development (PUD) would allow for the construction of 15 single family homes which is consistent with the maximum allowable density of the MDR land use category in the Urban Development Area.

(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.

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 2030 Comprehensive Plan and Land Development Regulations.

Policies 3.1.1

The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

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

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

(1) Consistency with the 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): Medium Density Residential (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

The proposed development will consist on 15 single family dwellings that will be 18 feet by 46 feet in size. The proposed dwellings will all share the entire parcel and will not be split into individual lots.

(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 proposed site plan shows the driveway and parking area on the western portion of the site along Firestone Road. The parking lot consists of 5 spaces, however the proposed development is designed with less parking due to the nature of the services, and the lack of vehicles for the residents.
- The use and variety of building setback lines, separations, and buffering: The proposed project will have 10 foot buffers on the northern and southern property boundary to buffer the two single family properties.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the vehicle use areas and the neighboring sites.

(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	RMD-A	Single Family Dwelling
South	MDR	RMD-A	Single Family Dwelling
East	PBF	PBF-1	I-295
West	MDR	PUD	Single Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a single family development. The PUD is appropriate at this location because it will provide alternative housing options for the area.

- The availability and location of utility services and public facilities and services: JEA indicates there are existing water and sewer mains within the Firestone Drive right of way. A sewer connection point is located 175 feet west of the property.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments:
 - The edge of the proposed driveway shall be a minimum of 75' from the edge of Fireside Drive to prevent left turn conflicts.

- Provide a minimum of 1 parking space per house and one guest space per 3 houses.

(7) Usable open spaces plazas, recreation areas.

No recreational space is provided with the proposed project.

(8) Impact on wetlands

Review of City data does not indicate any wetlands located on the subject site. Nonetheless, the development will be required to comply with all permitting requirements for any areas affected by wetlands on 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 proposed use of a therapy facility is not expected to require personal vehicles for the dwellings. Nonetheless, a minimum of 5 parking spaces will be provided on site, including a single ADA Space.

(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 January 4, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-0900** be **APPROVED** with the following exhibits:

1. The original legal description dated July 7, 2022.
2. The original written description dated October 16, 2022.
3. The original site plan dated October 23, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-294** be **APPROVED**.



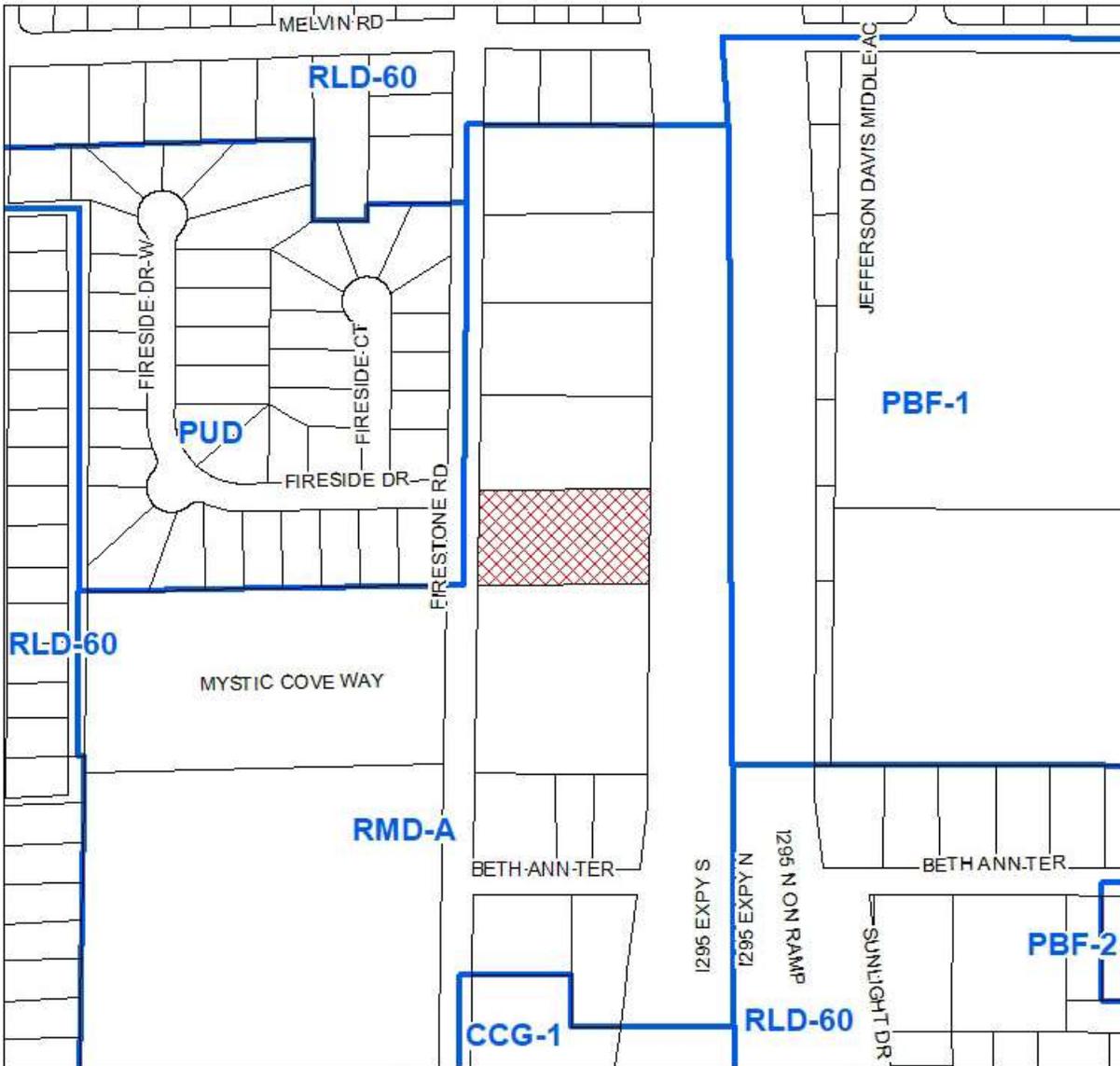
Aerial view of subject property



View of the subject site



View of the subject site



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 100 200 400 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0900</p>	<p>TRACKING NUMBER T-2022-4382</p>	<p>COUNCIL DISTRICT: 10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map