

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0457 TO
PLANNED UNIT DEVELOPMENT

AUGUST 8, 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 2019-0457 to Planned Unit Development.

Location: 0 Merrill Road
Between Wompi Drive and Fort Caroline Road

Real Estate Number(s): 112982-0050

Current Zoning District(s): Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: L. Charles Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida. 32211

Owner: AM PM Property LLC
6125 NW 123rd Lane
Coral Springs, Florida. 33076

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2019-0457 seeks to rezone approximately 1.23+/- acres of land from CCG-1 to PUD. The rezoning seeks to allow for the development of a tire sale and minor automotive repair service facility in addition to a limited list of CCG-1 uses. The current zoning would allow this use by exception, however the applicant is proposing a unique site plan that would ensure that all bay doors for the proposed establishment would face away from nearby residential structures.

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. According to the land use category description, Community General Commercial (CGC) in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. The proposed use of auto repair and sales is allowed as a primary use within the CGC land use category. Uses listed within the PUD written description are all permitted within the CGC land use category. The site does not contain any wetlands and is not located within any flood zone or Coastal High Hazard Area (CHHA).

The proposed addition of use to the existing PUD is consistent with the CGC land use category.

(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 site plan is innovative in that it will ensure that no openings in the structure that would be used for any type of automotive repair will be visible from the residential properties across Merrill Road. Additionally, the only access point to the property will be from Business Drive on the northern side of the property. The department finds the proposed to be consistent with Policy 1.1.12 of 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.

The subject site will be serviced by both Centralized Water and Sewer per the JEA Availability Letter Dated June 19th, 2019. The proposed PUD will be consistent with Policy 1.2.9 of the Future Land Use Element of the 2030 Comprehensive Plan.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed will be built on a vacant piece of land that was designed to be part a commercial shopping area. The subject site has all of the infrastructure in place today and will fit in with the commercial infill development that was envisioned in the area.

(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 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 a variety of general commercial uses. 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 use of existing and proposed landscaping: The project will follow Part 12 of the Zoning Code for its landscaping, however the applicant states in the written description that 38.6% (about 20,000 Square Feet) of the buildout will be greenspace.
- The treatment of pedestrian ways: There are currently existing sidewalks along both Business Drive and Merrill Road for the public to access the property. All internal pedestrian right of ways will follow the 2030 Comprehensive Plan.
- The use and variety of building groupings: The subject will initially be built with a 6,000 square foot retail building on the eastern portion of the lot. An additional 6,000 foot retail building is proposed on the western portion of the property but will be a future project.
- The variety and design of dwelling types: The proposed project will be 100% commercial and will not allow any type of residential use.

(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	CGC	CCG-1	Vacant
South	CGC/MDR	PUD/RMD-A	Filling Station, Carwash / Single Family Neighborhood

East	CGC	CCG-1	Vacant
West	CGC	CCG-1	Office

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and provides a variety of different commercial uses with an innovative site plan design. The PUD is appropriate at this location because of the existing commercial character area of the Minor Arterial Roadway.

- The existing residential density and intensity of use of surrounding lands: The only residential development in the immediate area is to the south east of the subject property across Merrill Road. The neighborhood is zoned RMD-A which allows for a minimum density of 4,000 Square Feet per dwelling unit.
- The availability and location of utility services and public facilities and services: Both centralized water and sewer have been provided to the property by JEA, and will continue to be the utility provider under the proposed PUD. The Sewer is located under the Business Drive Right of Way while the Water Connection is located under the Merrill Road Right of Way.
- The amount and size of open spaces, plazas, common areas and recreation areas: The proposed project is strictly commercial and will not be providing any open spaces or recreation areas.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed site plan is located along a Minor Arterial roadway, however no entrance or exit will be provided along Merrill Road. The entrance and exit will be along Business Drive which connects to two feeder road for Merrill Road.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial use.

(8) Impact on wetlands

There are no reported wetlands on the subject property which will ensure there is no direct impact on any wetland areas.

(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 for each occupancy.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan per the provided written description.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 25, 2019 the required Notice of Public Hearing signs **were** posted.



Source: Planning and Development Department

Date: July 25, 2019

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-0457** be **APPROVED with the following exhibits:**

1. The original legal description dated: **June 4, 2019**
2. The revised written description dated: **June 5, 2019**
3. The revised site plan dated: **April 10, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-0457** be **APPROVED**



Aerial View

Source: JaxGIS
Date: July 25, 2019



View of the subject property looking towards Merrill Road.

Source: Planning and Development Department
Date: July 25, 2019



View of the residential properties located across Merrill Road from the Subject Property.
Source: Planning and Development Department
Date: July 25, 2019



View of the vacant commercial property to the east.
Source: Planning and Development Department
Date: July 25, 2019



View of the vacant commercial property to the north.

Source: Planning and Development Department

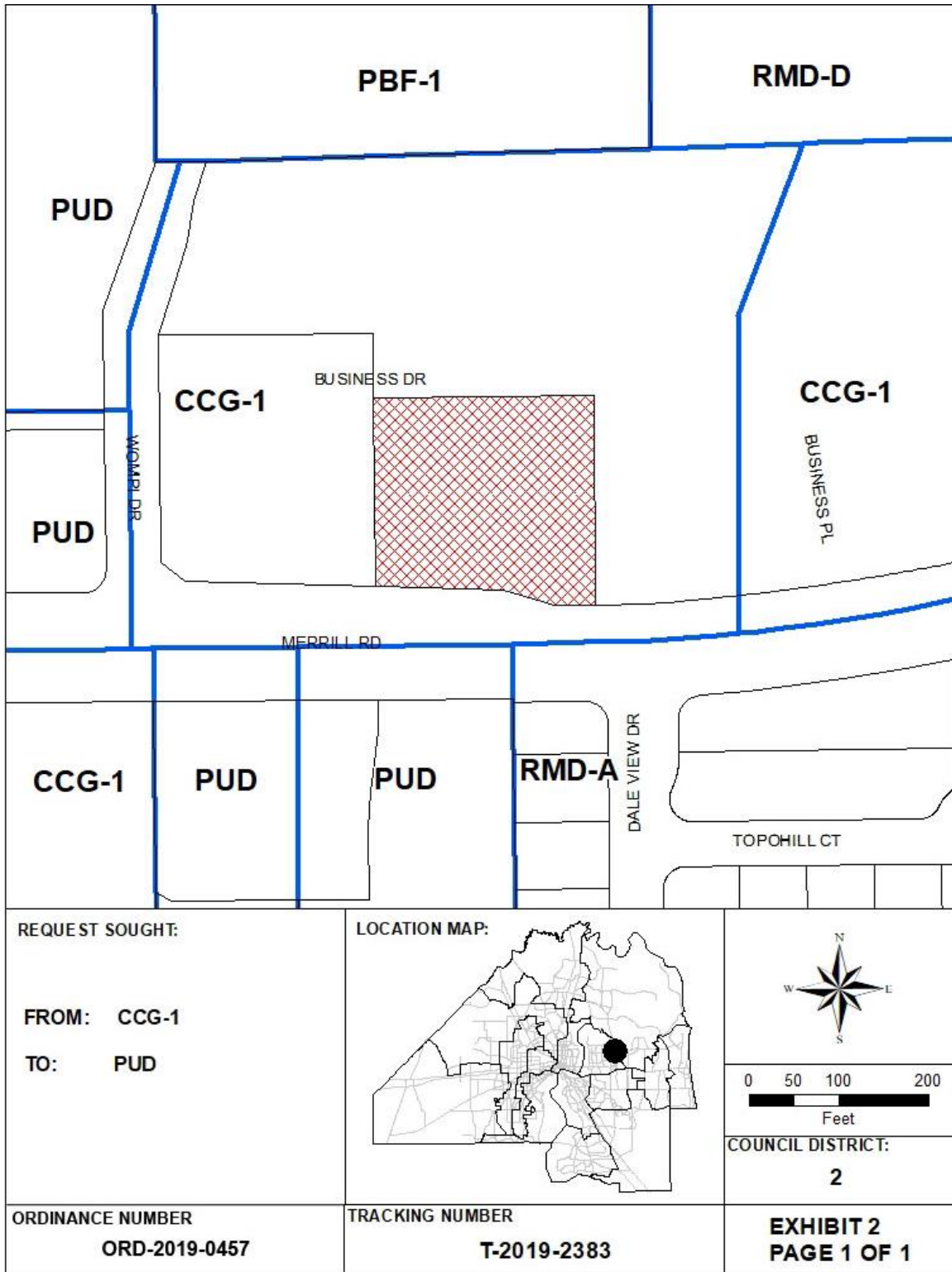
Date: July 25, 2019



View of the office structure to the west.

Source: Planning and Development Department

Date: July 25, 2019



Legal Map

Source: JaxGIS
Date: July 3, 2019