City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James 117 W. Duval St. Jacksonville, FL 32202 (904) 630-CITY www.coj.net

October 3, 2019

The Honorable Scott Wilson, President The Honorable Danny Becton, LUZ Chair And Members of the City Council City Hall 117 West Duval Street Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2019-493 Application for: Capitol Park East PUD

Dear Honorable Council President Wilson, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: Approve with Conditions

Planning Commission Recommendation: Approve

This rezoning is subject to the following exhibits:

- 1. The original legal description dated June 11, 2019.
- 2. The original written description dated June 11, 2019.
- 3. The revised site plan dated September 27, 2019.

Recommended Planning Commission Conditions* to the Ordinance: None

Original Conditions Recommended by Planning Department

- 1. The right in right out and left in driveway configuration is acceptable, however, the left turn lane shall be designed to physically prevent left out movement on to eastbound Airport Center Drive E
- 2. Since all the exiting trips will go through the existing signal at Airport Center Drive and Starratt Rd and all the eastbound trips will make a U-turn at this intersection, provide a traffic impact analysis for this location.
- 3. If the proposed roads in the residential development are to be public, the 90 degree parking shall be reviewed and approved/denied by the Chief of the Engineering Division, Per Ordinance 2012-0635-E.
- 4. Any driveway on the southwest parcel on New Berlin Rd shall be as far from the edge of pavement of Airport Center Drive as possible without interfering with the operations of the left turn into Richfield Blvd.
- 5. Any driveway on the southwest parcel on Airport Center Drive shall be a right in/right out and shall be a minimum of 190' from the edge of pavement of New Berlin Rd, where the exiting curb cut is located.
- 6. Since it is not known what the use of the southwest parcel will be, a separate traffic study may be required for this parcel at the time of site plan review.

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Recommended Planning Commission Conditions that can be incorporated into the Written Description: None

Planning Commission Commentary: There were no speakers in opposition.

The Commissioners felt the conditions were not needed as part of the Ordinance. These conditions would be enforced when the plans are reviewed by the Development Services Division.

Planning Commission Vote: 6-0

Nicole Padgett, Chair Absent Joshua Garrison, Vice Chair Aye Dawn Motes, Secretary Aye Marshall Adkison Aye **Daniel Blanchard** Aye **David Hacker** Aye Alex Moldovan Aye **David Ward** Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Bruce E. Lewis

City Planner Supervisor - Current Planning Division

City of Jacksonville - Planning and Development Department

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