

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING R-2006-868 TO PLANNED UNIT DEVELOPMENT**  
**SEPTEMBER 14, 2006**

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 **R-2006-868** to Planned Unit Development.

***Location:*** North side of Lydia Street between Frederica Place and Sydney Place

***Current Zoning District:*** Residential Medium Density-B (RMD-B)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Northwest

***City Council District:*** The Honorable Michael Corrigan, District 14

***Applicant/Agent:*** Tarik Z. Bateh  
Rogers Towers, P.A.  
1301 Riverside Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Stringfellow Partners, LLP  
2224 St. Johns Avenue  
Jacksonville, Florida 32204

Mark Himes  
2767 Lydia Street  
Jacksonville, Florida 32205

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **R-2006-868** seeks to rezone approximately 1.84 acres of land from RMD-B to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of twenty-two (22) condominium dwellings. There will be a variety of unit types including one story and two story town homes and flats, and multi-car garages with one residential unit above. The development is within the Riverside/Avondale/St. Johns Quarter Historic District and will be required to obtain a Certificate of Appropriateness (COA) from the Jacksonville Historic Preservation Commission.

**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.

*(1) Is the proposed zoning district consistent with the 2010 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) 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 2010 Comprehensive Plan. The MDR functional land use category permits housing developments in a gross density range of up to twenty (20) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of 11.9 dwelling units to the acre and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2010 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2010 Comprehensive Plan?*

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) 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 2010 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). This proposed rezoning to Planned Unit Development is consistent with the 2010 Comprehensive Plan, including the following goal, objective and policy:

F.L.U.E. 1.1.10 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.

F.L.U.E. 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.

F.L.U.E. 3.1.5 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

*(2) Consistency with the Concurrency Management System*

Pursuant to the provisions of Chapter 655 *Concurrency Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. The City Development Number is 7537.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, *Land Use Acreage Allocation Analysis For 2010 Comprehensive Plan's Future Land Use Element*, contained within the Future Land Use Element (FLUE) of the 2010 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use and variety of building sizes and architectural styles: The Jacksonville Historic Preservation Commission (JHPC) will review and approve the architectural elevations of the development.

The variety and design of dwelling types: The PUD written description proposes one, two and three bedroom units in town homes or flats. The variety of units is important to the diversity of the neighborhood.

The form of ownership proposed for various uses: The development will be a condominium. The buildings and common areas will be owned and maintained by the Condominium Association.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

On August 23, 2006 an Opinion of Appropriateness (OOA) review of this development was presented to the Jacksonville Historic Preservation Commission (JHPC). The development will be required to obtain a Certificate of Appropriateness (COA) with JHPC. Comments from the OOA included reducing the width of the access road to maintain the character of the area, providing varied architectural elevations of the residential structures and the location of ADA parking. The suggestion to reduce the road width will be subject to the approval of the Traffic Engineer. **It is recommended that the development shall be subject to the approval of the Jacksonville Historic Preservation Commission (JHPC).**

*(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 type, number and location of surrounding external uses: The proposed development is located in an area where there is a variety of single-family, duplex and multi-family residential dwellings. Multi-family development at this location complements the existing residential, office and commercial uses on King Street by increasing the housing options for those that are employed in the immediate area.

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

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	MDR	RMD-B	Single-family dwelling
South	MDR	RMD-B	Single-family dwelling
East	MDR	RMD-B	Single-family dwelling
West	MDR	RMD-B	Single-family dwelling

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The site plan and written description of the intended plan of development indicate a 10 foot buffer along the southern, western and northwestern property lines and a 5 foot buffer along the northeastern property line. Review of the site plan indicates the northeastern buffer could be increased to 10 feet by moving the buildings closer to the east side of the road. The buffers will meet Section 656.1216 of the Zoning Code with the exception that the visual barrier (fence) will be 6 feet high instead of 8 feet. The lower height will be more in keeping with the character of the area and scale of residential development. **It is recommended that the 5 foot buffer on the northeastern property line be increased to 10 feet.**

*(6) Intensity of Development*

The proposed development is consistent with the MDR functional land use category as a multi-family development, which is not to exceed 22 dwelling units. The PUD is appropriate at this location because it will support the existing offices and service establishments in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Transportation Planning Division indicates the development will have minimal impact on local roads.

*(7) Usable open spaces plazas, recreation areas.*

The project will not be developed with the required amount of recreation area since the development is less than 100 units. Willowbranch Park is located within 1000 feet and contains playground equipment, gazebos, picnic tables and ball fields for recreational uses. The site will have open space between the units.

*(8) Impact on wetlands*

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site. However, the written description states "Development that would impact wetlands will be permitted pursuant to local, state and federal permitting requirements."

*(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.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2010 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on September 6, 2006 the required Notice of Public Hearing sign **was not** posted.



Site from Lydia Street



Adjacent residential houses.

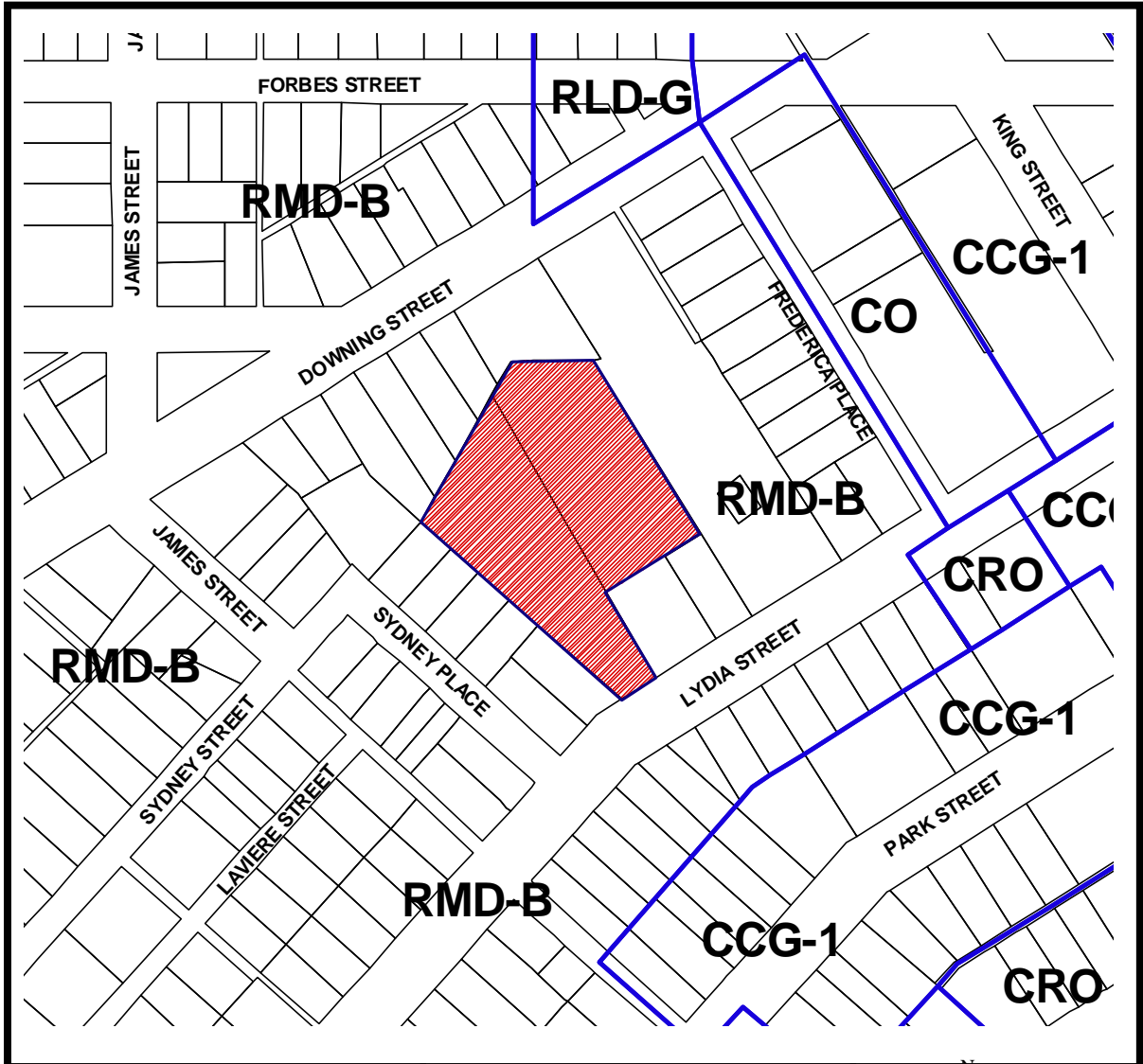


Residential house across from site.

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **R-2006-868** be **APPROVED with the following conditions:**

- 1. The development shall be subject to the original legal description dated July 24, 2006.**
- 2. The development shall be subject to the revised written description dated August 15, 2006.**
- 3. The development shall be subject to the revised site plan dated August 9, 2006.**
- 4. The required transportation improvements shall be made in accordance with the Traffic Engineering Memorandum dated August 25, 2006 or as otherwise approved by the Traffic Engineer and Planning and Development Department.**
- 5. It is recommended that the development shall be subject to the approval of the Jacksonville Historic Preservation Commission (JHPC).**
- 6. It is recommended that the 5 foot buffer on the northeastern property line be increased to 10 feet.**



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-B</p> <p>TO: PUD</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: 14</p>
<p>ORDINANCE R-2006-0868</p>		<p>FILE COPY</p>