

JANUARY 9, 2003REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FORAPPLICATION FOR REZONING TO PLANNED UNIT DEVELOPMENT

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council it's comments and recommendation regarding Application for Rezoning R-2002-1238 to Planned Unit Development.

Street Location:

Ramona Boulevard between I-10 and Lenox Avenue, and between Sumter Road and Beautyrest Avenue.

Present Zoning:

Residential Low Density (RLD-G)
Planned Unit Development (PUD), *Ord.2001-1253-E*

Requested Zoning:

Planned Unit Development (PUD)

Current Land Use Categories:

Low Density Residential (LDR)
Community/General Commercial (CGC)

Proposed Land Use Category:

Community/General Commercial (CGC),
Application # 2002C-055

Planning District:

Southwest

City Council District:

The Honorable King Holzendorf, District 10

Owners:

Lowe's Companies, Inc.
P.O. Box 1111
Wilkesboro, North Carolina 28659

Agent:

Heather Morris
Bessent Hammack & Ruckman, Inc.
1900 Corporate Square Boulevard
Jacksonville, Florida 32216

Recommendation:

Approve with conditions

GENERAL INFORMATION

Application for Rezoning R-2002-1238 seeks to rezone approximately 20.68 +/- acres of land from RLD-G and PUD to PUD to allow for the redevelopment of multiple platted lots to permit

general commercial uses including a home improvement store on the main parcel and two (2) out parcels approximately one acre each in size. The primary propose of the proposed amendment is to include six (6) additional platted lots into the existing PUD (Ord.2001-1253-E). The six (6) lots were included in the original PUD but subsequently removed at the time of Council approval of the PUD due to unresolved property rights' issues pertaining to the same. The aforementioned lots are now owned by the applicant, which resolves the issues with the previous owners. Other changes to this amendment include reducing signage to meet the condition placed on Ord-2001-1253-E. Otherwise, the proposed conditions recommended in this PUD address the same issues as the conditions placed on Ord-2001-1253-E.

The existing development consists primarily of single-family dwellings and mobile homes on existing platted lots.

It should be noted that there is a companion Small-Scale Land Use Amendment application (2002C-055). to change the Future Land Use Map Series (FLUMs) of the 2010 Comprehensive Plan from Low Density Residential (LDR) to Community/General Commercial (CGC).

EXISTING DEVELOPMENT

Total acres: 20.68 +/- acres

Existing development: The land is comprised of approximately forty-two (42) parcels developed with various single-family dwellings and manufactured homes.

PUD DEVELOPMENT CRITERIA - PROPOSED BY APPLICANT

Proposed Development:

The proposed development will consist of one main parcel to permit the development of a home improvement store including sales of gardening supplies and plant materials, lumber, hardware, home furnishings, and similar items for residential and nonresidential activities. The same shall not exceed 200,000 square feet. Additionally, there are two (2) outparcels permitting uses generally consistent with the CCG-1 zoning district.

The development standards for each parcel are listed on page 3 of the written description. A summary of the same follows:

Summary of Development Standards

Development standard	Home Improvement Parcel	Outparcel 1	Outparcel 2
Lot area:	17.93 acres	1.35 acres	1.40 acres

Lot Width:	660' (Sumter Rd.) 900' (Beautystrest Ave.) 1040' (Ramona Lenox)	259' (Sumter Rd.) 195' (Lenox Ave.)	480' (Ramona Lenox)
Max Height:	60 feet	60 feet	60 feet
Minimum front yard:	10	10	10
Minimum side yard:	10	10	10
Minimum rear yard:	10	10	10
Percent lot coverage:	35 percent	35 percent	35 percent

Proposed drives:

- Two (2) from Lenox Avenue.
- One (1) from Ramona Blvd.
- One (1) from Sumter Road.
- Two (2) from Beautystrest Ave.

Note: Staff recommends that comments contained in the Traffic Engineer's Memorandum (dated 12/31/2002) be added as a condition, which includes completing a traffic study, providing sidewalks, controlling the number of access points, and other design considerations.

Sidewalks:

Sidewalks are proposed on Ramona Boulevard, Lenox Avenue, and Sumter Road. Also, pedestrian access is provided from the main driveways from Lenox Avenue and Ramona Boulevard.

Landscaping:

Will meet the requirements of Part 12 of the Zoning Code, except that landscaping between parcels may be relocated for improved site design. See PUD written description for additional specifications.

Signs:

Signage will generally comply with the CCG-1 zoning district and as noted below:

One (1): sign along I-10 with a maximum height of forty (40) feet. The message board area for both signs shall not exceed 250 square feet on each side.

Entrance sign for home improvement parcel: one (1) monument sign along Lennox Avenue with a maximum height of thirty-five (35) feet and 150 square feet in area.

Outparcels: each Outparcel is allowed one monument sign not to exceed twenty-five (25) feet in height and 50 square feet in area.

Wall Signage: in accordance with the Zoning Code for commercial zoning districts.

Additional requirements: all monument signs will have a similar

architectural style, color and materials as the structure they identify.

Parking:

Will provide a minimum of one space per 300 square feet of non-storage space unless otherwise specified for a particular use per Part 6 of the Zoning Code.

CRITERIA FOR REVIEW

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 thereof shall evaluate and consider the following criteria in evaluation and consideration of an application for rezoning to the Planned Unit Development district:

(1) Consistency with the Comprehensive Plan.

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) and Community/General Commercial (CGC) land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the 2010 Comprehensive Plan. It should be noted that there is a Small Scale Land Use Amendment proposed to the FLUMs of the 2010 Comprehensive Plan to change the LDR land use category to CGC for approximately six (6) of the existing platted lots. The Department's has a recommendation to approve the proposed Land Use Amendment. A description of the CGC category follows:

Community/General Commercial (CGC): The CGC category permits a wide range of retail sales and services including general merchandise, apparel, food and related items. General commercial uses include offices, highway commercial, entertainment and similar other types of commercial developments. In addition to secondary and supporting uses allowed in all commercial categories, multi-family dwelling(s), nursing homes, group care facilities may also be allowed.

Therefore, it is the opinion of the Planning and Development Department that if the proposed companion Small Scale Land Use Amendments is approved, this Application for Rezoning would be 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) Consistency with the Concurrency-Management System.

Pursuant to the provisions of Chapter 655 *Concurrency Management System* of the Ordinance Code, the development holds an approved Conditional Capacity Availability

Statement (CCAS), number 27897 for 192,422 square feet of enclosed area. The development number is 5549.

(3) *Allocation of residential land use.*

The proposed development does not allow for residential development. Therefore the same does not exceed the projected holding capacity reflected in the background data and analysis contained within the **Future Land Use Element** of the 2010 Comprehensive Plan.

(4) *Internal compatibility.*

The following list of factors is used to determine internal compatibility.

The Streetscape:

The written description of the intended plan of development indicates that external sidewalks shall be provided along the west side of Lenox Avenue, Cassat Avenue and the east side of Sumter Road. They will connect to the existing sidewalk on Lenox Avenue to Outparcels 1 and 2. A sidewalk will be constructed on the north side of Ramona Boulevard to Beautyrest Avenue. Internally, they will be constructed along the west side of the entry road from Lenox Avenue and a crosswalk will be provided to connect the entry road sidewalk to the sidewalk to be constructed along the storefront.

The existence or absence of, and the location of, open spaces, plazas, recreational areas and common areas:

The PUD does not propose any recreation areas. However, there will be two separate stormwater retention ponds in excess of one acre each constructed on site.

The use of existing and proposed landscaping:

The written description indicates that landscaping shall be provided pursuant to Part 12 of the City's Zoning Code and the criteria outlined in the written description, which allow for variations for buffer requirements between uses consolidated with the PUD.

The treatment of pedestrian ways:

The written description of the intended plan of development indicates that external sidewalks shall be provided along the west side of Lenox Avenue, Cassat Avenue and the east side of Sumter Road. They will connect to the existing sidewalk on Lenox Avenue for Outparcels 1 and 2. A sidewalk will be constructed on the north side of Ramona Boulevard to Beautyrest Avenue. Internally, they will be constructed along the west side of the entry road from Lenox Avenue and a crosswalk will be provided to connect the entry road sidewalk to the sidewalk to be constructed along the storefront.

Traffic and pedestrian circulation pattern:

Multiple driveways are proposed for the home improvement parcel and outparcels. There is one main entrance each from Lenox Avenue and Ramona Boulevard. A secondary access is provided from Beautyst Avenue, which includes the truck shipping and receiving area. Access to Outparcel one (1) is from Lenox Avenue and from the main entrance off Ramona Boulevard. Outparcel two (2) has access from Sumter Road and also internally from the main parcel. It should be noted that the Department has various transportation concerns including redesigning the intersection of Sumter Road and Lenox Avenue to eliminate the eastern leg, which connects between Lenox Avenue and Sumter Road. It is recommended that the access to Outparcel one (1) from Lenox Avenue be eliminated. Review comments received from the City's Traffic Engineer suggest that a traffic study should be conducted which will address the impacts on the intersection of Cassat Avenue and Lenox Avenue. The same shall also include a traffic signal warrant analysis for the intersection of Ramona Boulevard and Lenox Avenue as well as the main entrance driveway at its intersection with Lenox Avenue. It should be noted that the written description adequately address this issues by requiring a traffic study and that the same will be coordinated with the Traffic Engineer's Office.

The pedestrian circulation plan provided includes internal and external sidewalks. It is the opinion of the Planning and Development Department that developing the subject property under one master development plan rather than by multiple plans with separate conventional zoning districts will enhance traffic and pedestrian circulation.

Additionally, it should be noted that the applicant has filed an application with the City requesting to close the existing rights-of-way for Knox Road, McPherson Road, Meade Road. The same is pending approval by the City. Therefore, the Department recommends that the required road closures shall be complete prior to the issuance of a site-clearing permit.

The use and variety of materials:

The façade of the main building which fronts I-10 will contain architectural features and recesses to avoid the "blank-wall" appearance along the interstate. The development within the property will be of a compatible architectural theme.

Compatible relationship between land uses in a mixed-use project:

The intended plan of development of the PUD allows for commercial uses with one large parcel designed to accommodate a home improvement center and two (2) smaller outparcels. Therefore, it is the opinion of the Planning and Development Department that the proposed PUD provides for a compatible relationship between land uses for the proposed development.

(5) *External Compatibility*

An evaluation of the external compatibility is based on the following factors:

Those areas of the proposed Planned Unit Development located on or near its perimeter and the conditions and limitations thereon:

The proposed PUD is surrounded by commercial, retail and office mixed-use development.

The type, number and location of surrounding external uses:

The adjacent uses, zoning and Comprehensive Plan Land Use Category are as follows:

Uses		Zoning	Land Use Category
North	Interstate I-10	n/a	n/a
South	General commercial	CCG-2	CGC
East	General commercial	CCG-2	CGC
West	Industrial	IL	LI

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

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 through a comprehensive master plan that incorporates several commercial parcels with a master sign plan into one development plan, which is compatible with surrounding commercially zoned parcels.

(6) *Intensity of Development*

The proposed density and intensity includes the main parcel (17.93 acres) designed for a home improvement center of approximately 200,000 square feet. There are two (2) outparcels proposed permitting general commercial type uses.

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

The PUD does not provide for usable open spaces, plazas, or recreation areas.

(8) *Impact on wetlands*

The property is currently developed with residential dwelling units. The redevelopment of the property shall be subject to review and approval of the appropriate government agencies,

including the St. Johns River Water Management District.

(9) Listed species regulations.

A listed species study is required for developments containing fifty (50) or more acres. The subject property contains approximately 20.68 acres.

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

The parking requirements will meet the requirements of Part 6. Off-Street Parking and Loading Regulations of the Zoning Code.

(11) Sidewalks, trails, and bikeways.

The written description of the intended plan of development indicates that external sidewalks shall be provided along the west side of Lenox Avenue, Cassat Avenue and the east side of Sumter Road. They will connect to the existing sidewalk on Lenox Avenue for Outparcels 1 and 2. A sidewalk will be constructed on the north side of Ramona Boulevard to Beautyrest Avenue. Internally, they will be constructed along the west side of the entry road from Lenox Avenue and a crosswalk will be provided to connect the entry road sidewalk to the sidewalk to be constructed along the storefront.

SUPPLEMENTAL INFORMATION

1. It should be noted that upon visual inspection of the subject property on December 23, 2002 by the Planning and Development Department, the required notice of public hearing signs were **not** posted.
2. It should be further noted that the approval of a rezoning to Planned Unit Development (PUD) zoning district represents a preliminary development order and as such is subject to modifications during the procedure for approval of preliminary and final engineering plans for required improvements.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning R-2002-1238, be **APPROVED** subject to the following conditions:

1. That the ordinances approving the necessary road closures shall be final, valid and effective prior to the issuance of a site clearing permit or otherwise as approved by the Planning and Development Department.

2. That the comments contained in the Traffic Engineer's Memorandum dated December 31, 2002 (see attached) be incorporated as a condition for approval and may be subject to modification as required during the engineering plan review process for required improvements by the Traffic Engineer.