



Staff Report and Recommendations for COMP-0623-00006

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owner: Wu Chun Ching and Chou Hsin Wu	Address: 7889 NW 113 th Way
Agent: Susan Fraser (SLF Consulting, Inc.)	Parkland, FL 32076
Phone: 904-591-8942	
Email: slfraser@bellsouth.net	

Property Information

Parcel ID: 40-04-25-020673-000-00	Address: College Drive at Peoria Road Orange Park, FL 32065
Current Land Use: UC-10 (Urban Core-10) and IND (Industrial)	Current Zoning: PS-2 (Private Services-2) and AR (Agricultural Residential)
Proposed Land Use: UC-10 (Urban Core-10)	Acres: 13.89 +/- acres
Commission District: 1, Comm. Cella	Planning District: Doctors Inlet/Ridgewood

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2040 Future Land Use Map (FLUM). The application would change a portion of a single parcel of land from IND (Industrial) to UC-10 (Urban Core-10). The remainder of the parcel acreage is already UC-10. This change will result in a single future land use category being applied to the entire parcel thereby making redevelopment as a multi-family use possible.

The subject parcel is located on the west side of College Drive at the intersection with Peoria Road. The property is undeveloped land.

The applicant desires to construct a multi-family use on this site.

A companion Rezoning application from PS-2 and AR to PUD follows this comprehensive plan amendment. In addition, there is another comp plan and rezoning application pair related to the entry driveway for this project. A summary of each application is provided below.

27 **Project Background:**

28 Development Constraints:

29 Development of this property into the proposed multi-family residential project shown on the
30 concept site plan requires several related land use changes. The parcel itself has multiple FLU and
31 zoning district designations which need to be amended in order to pursue the use.
32

33 In addition, the project's existing access point is an 80 foot wide tongue which connects the main
34 parcel with the southbound land of College Drive just to the north of an existing traffic light at Peoria
35 Road.
36

37 Development Opportunity:

38 There is a commercial frontage parcel between the proposed multi-family project and College Drive.
39 That parcel already has a driveway access through an easement which provides access to College
40 Drive at the Peoria Road traffic light.
41

42 Proposed Solution:

43 Because access at the traffic light is existing and would be safer and easier for anyone entering or
44 leaving the multi-family project, the applicant proposes to utilize that location for the main entrance
45 point for the project. However, in order to make that location work the commercial parcel's existing
46 parking spaces and trash dumpster enclosure will need to be moved. The applicant has worked with
47 the owner of the commercial parcel and proposes to relocate his parking spaces and dumpster
48 enclosure, along with creating additional parking spaces, on the 80 foot wide access way for the
49 main parcel.
50

51 End Results:

52 The changes proposed will allow the multi-family project to create a main access entry at the traffic
53 light. The commercial property owner will get an improved main access at the traffic light. The
54 multi-family project will get a secondary emergency access using the 80 foot wide access tongue
55 portion of the main parcel. And the commercial property owner will get a new trash enclosure and
56 access to more parking spaces than he previously had.
57

58
59 Applications for the multi-family project main parcel:

60
61 COMP-0623-00006 Would change the FLU from Industrial to UC-10
62
63 PUD-0623-00006 Would change the zoning from PS-2 and AR to PUD
64

65
66 Applications for the 80 foot wide access portion of the main parcel:

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68 COMP-0623-00007 Would change the FLU from Industrial to Commercial
69
70 PUD-0623-00007 Would change the zoning from PS-2 to PCD
71
72

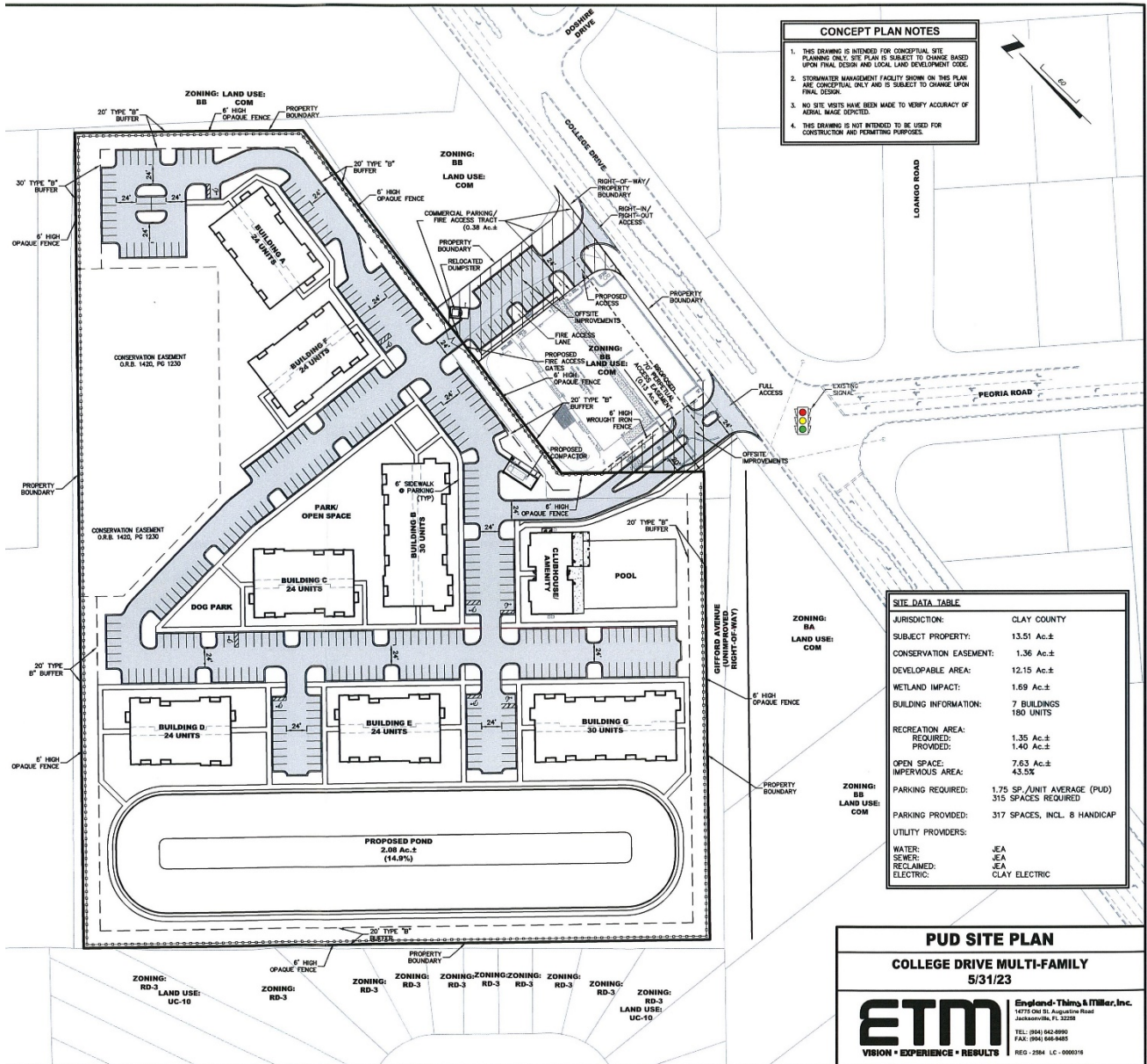


Figure 1 – Location Map



Figure 2 – Parcel Map

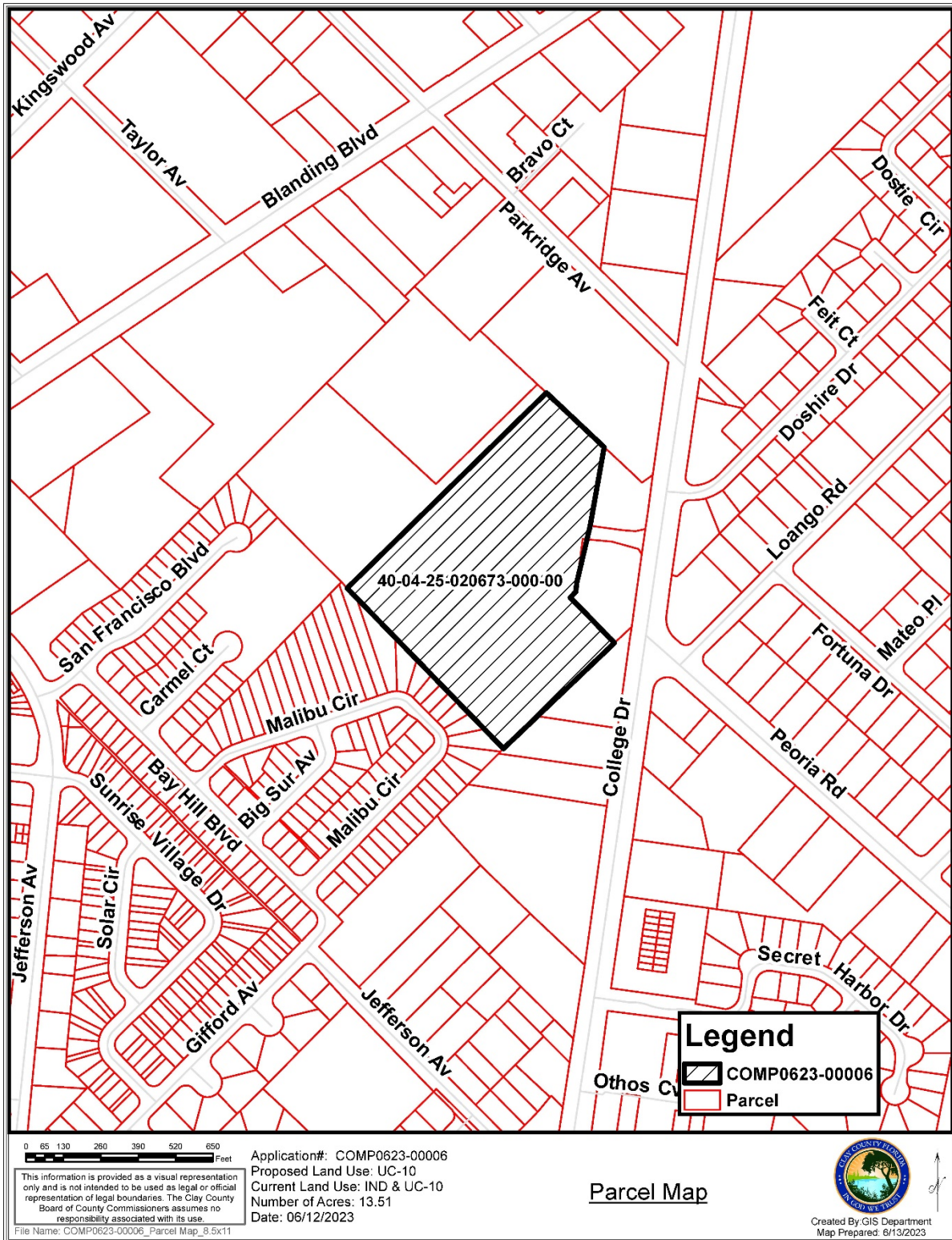


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

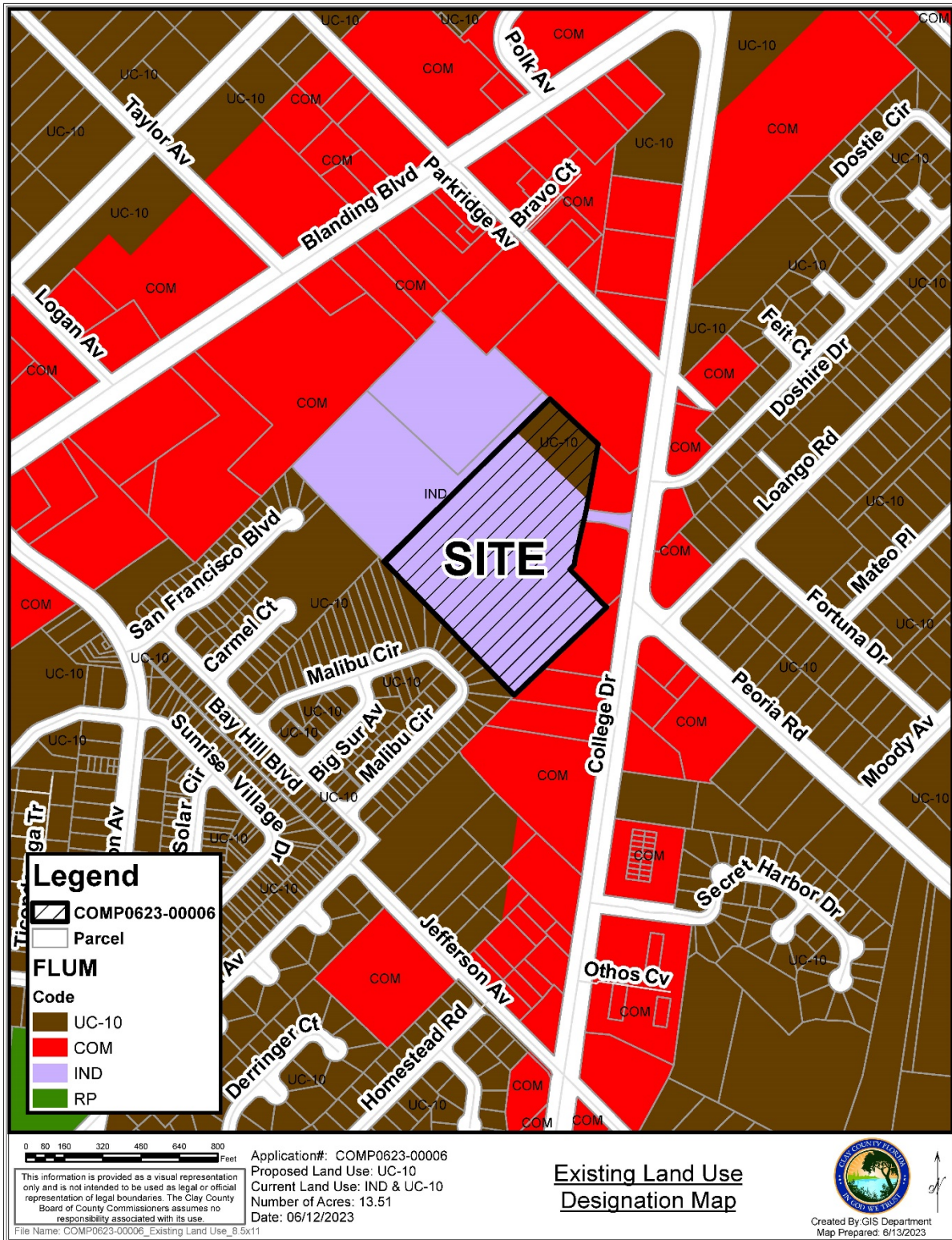


Figure 5 – Proposed Future Land Use Designation Map

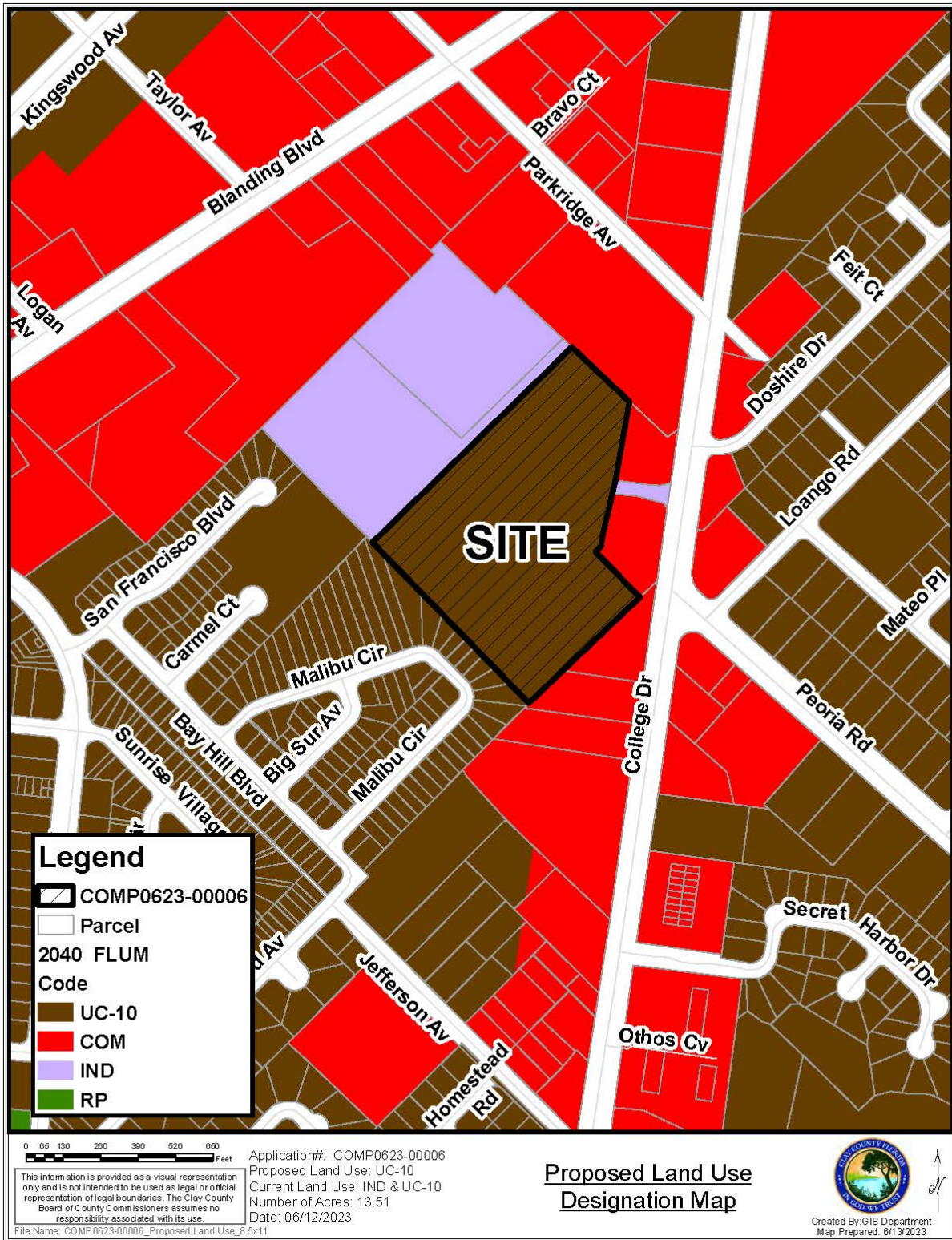
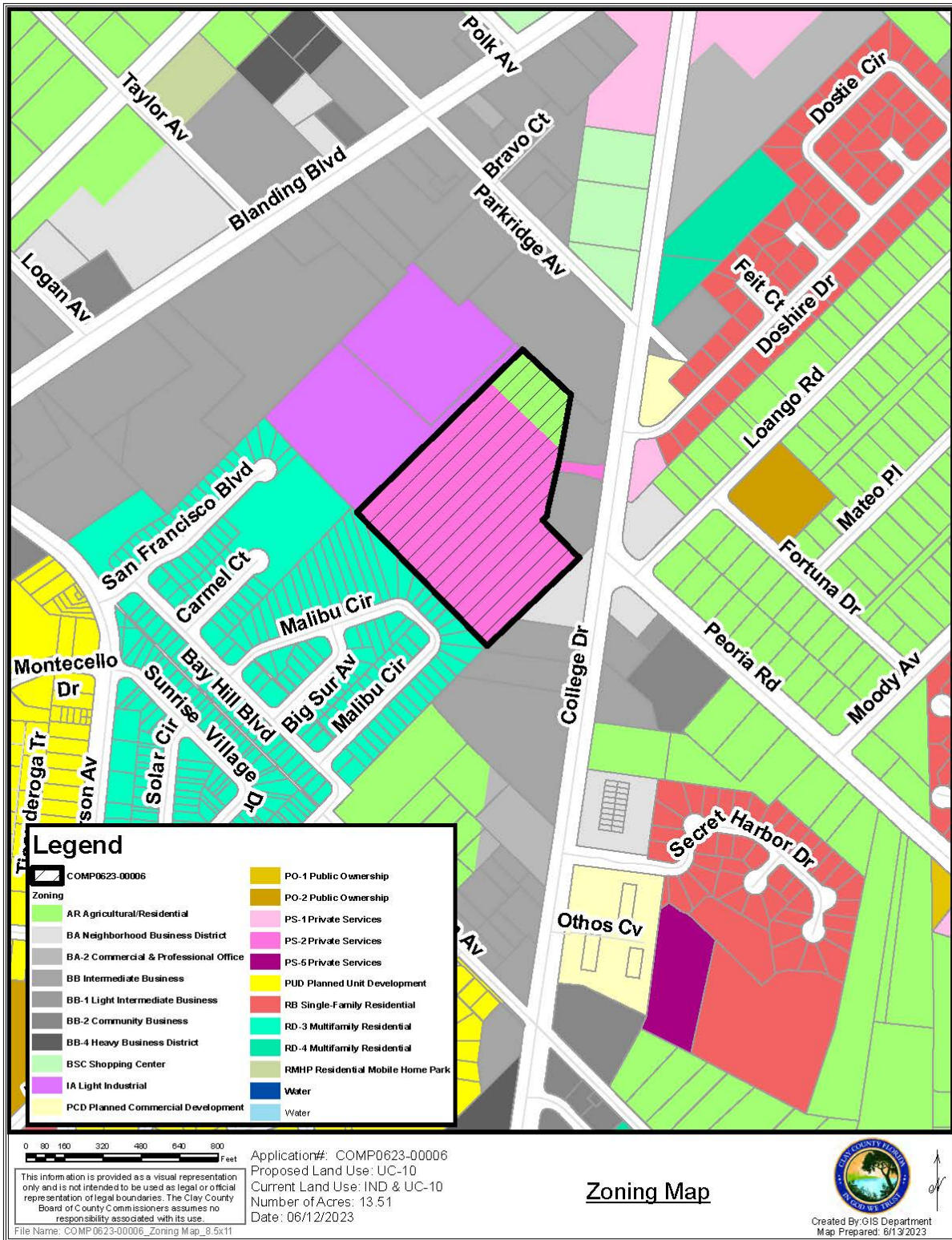


Figure 6 – Zoning Map



86 **Availability of Services**

87 Traffic Facilities:

88 The County’s Mobility Fee will apply to development of this property.

89 Schools:

90 The project will need to meet school concurrency requirements for this project.

92 Recreation:

93 Recreation amenities will be provided on-site for the residents.

95 Water and Wastewater:

96 Water and sewer are both available along College Ave. for the proposed use.

98 Stormwater/Drainage:

99 Stormwater management for any new construction will need to meet County and Water Management District
100 standards.

101 Solid Waste:

102 Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

103 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
104 *Clay County 2040 Comprehensive Plan Data and Analysis,*
105 *Community Facilities Element*

107 **Land Suitability:**

108

109 **Soils:**

110 See Figure 7.

111 **Flood Plain:**

112 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See
113 Figure 8.

114 **Topography:**

115 The subject parcel is relatively level with roughly ten feet of slope from a high point at the northern corner of
116 the parcel to a low point along the southwest parcel boundary line. See Figure 9.

117 **Regionally Significant Habitat:**

118 There have been black bear sightings to the north and to the south of the subject parcel. See Figure 10.

119 **Historic Resources:**

120 There are no historic resource structures on the subject parcel although historic structure locations have been
121 mapped to the northeast of the subject parcel. See Figure 11.

122 **Compatibility with Military Installations:**

123 The subject property is not located near Camp Blanding.

124

Figure 7 – Soil Map

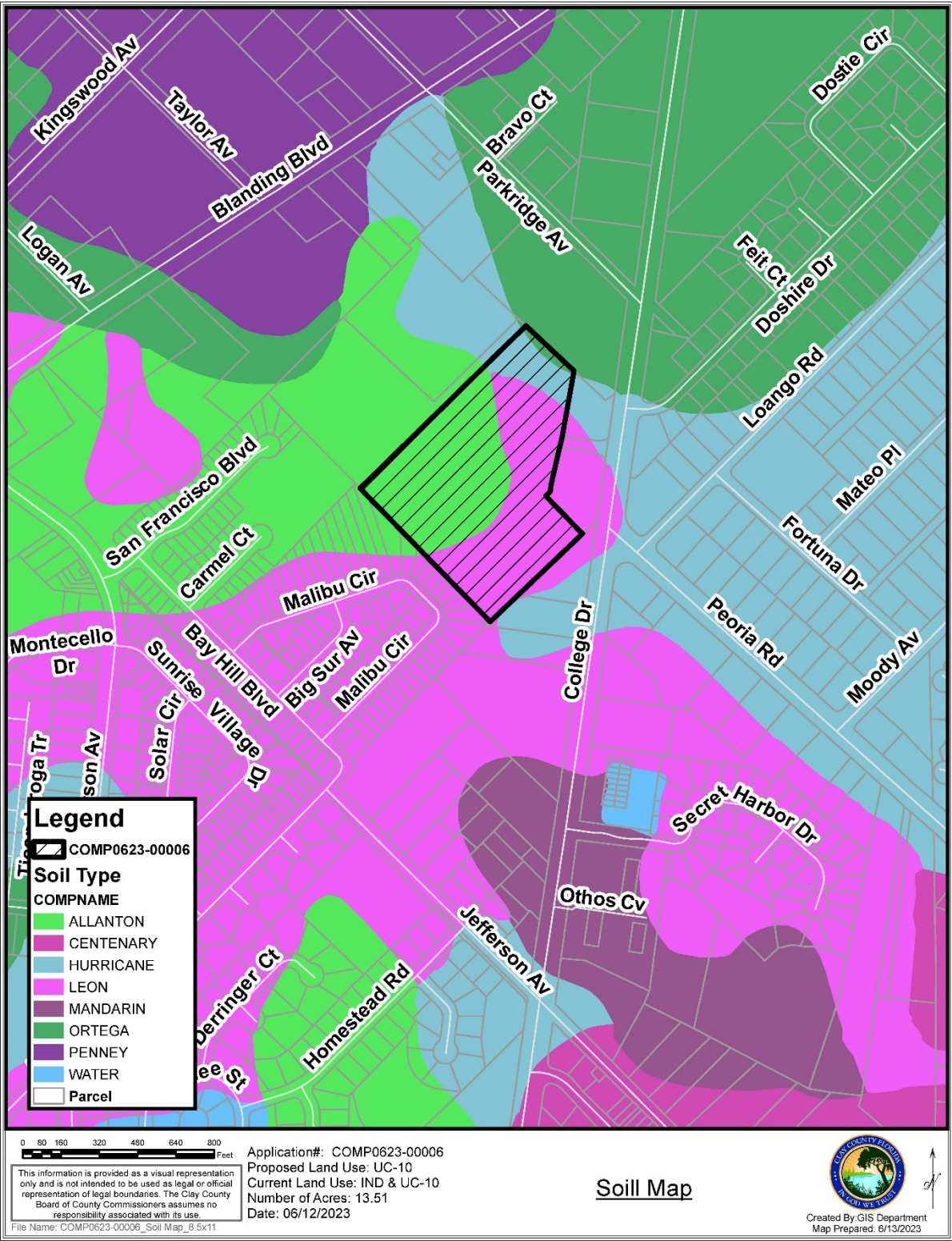


Figure 8 – Flood Zone Map

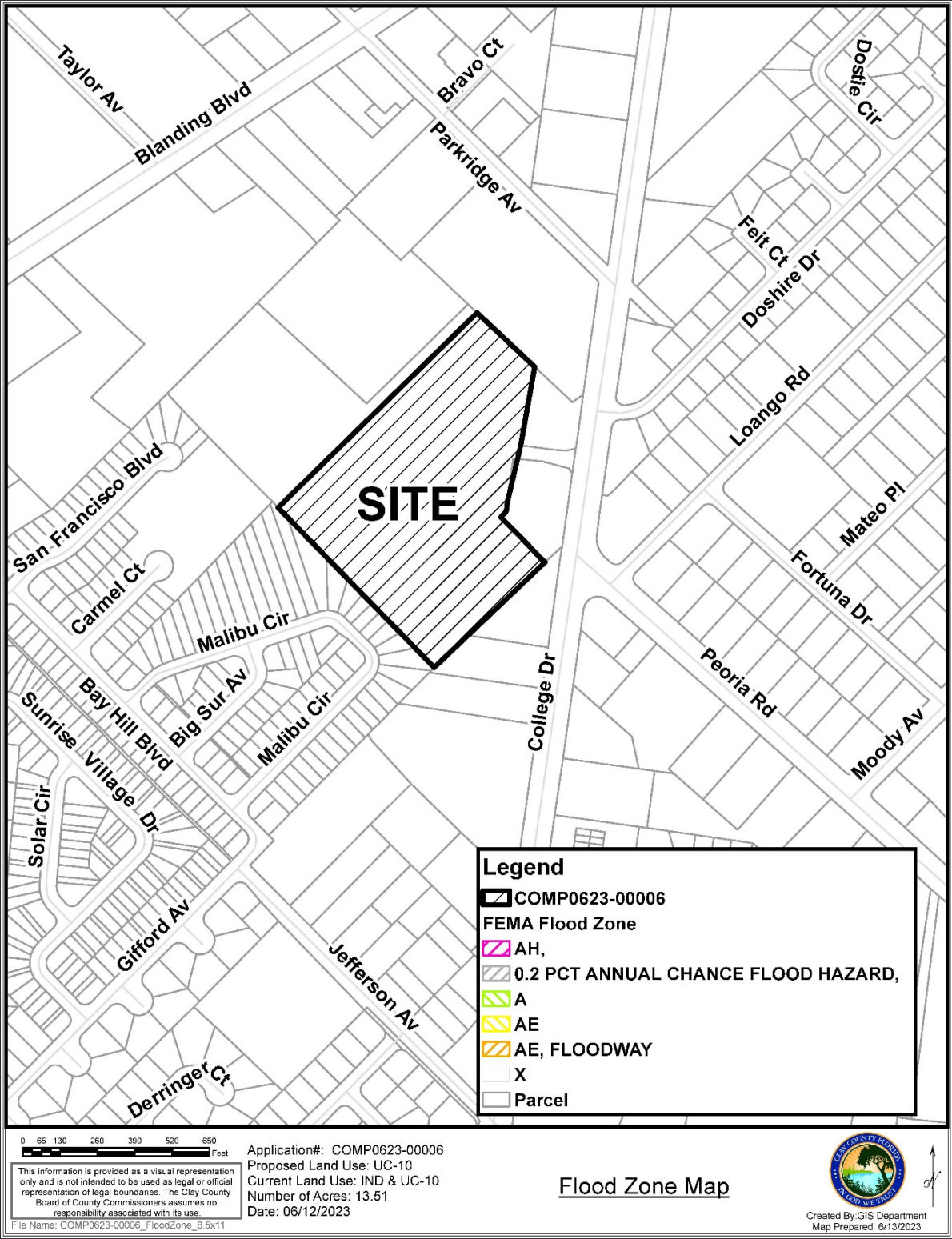


Figure 9 – Topography Map

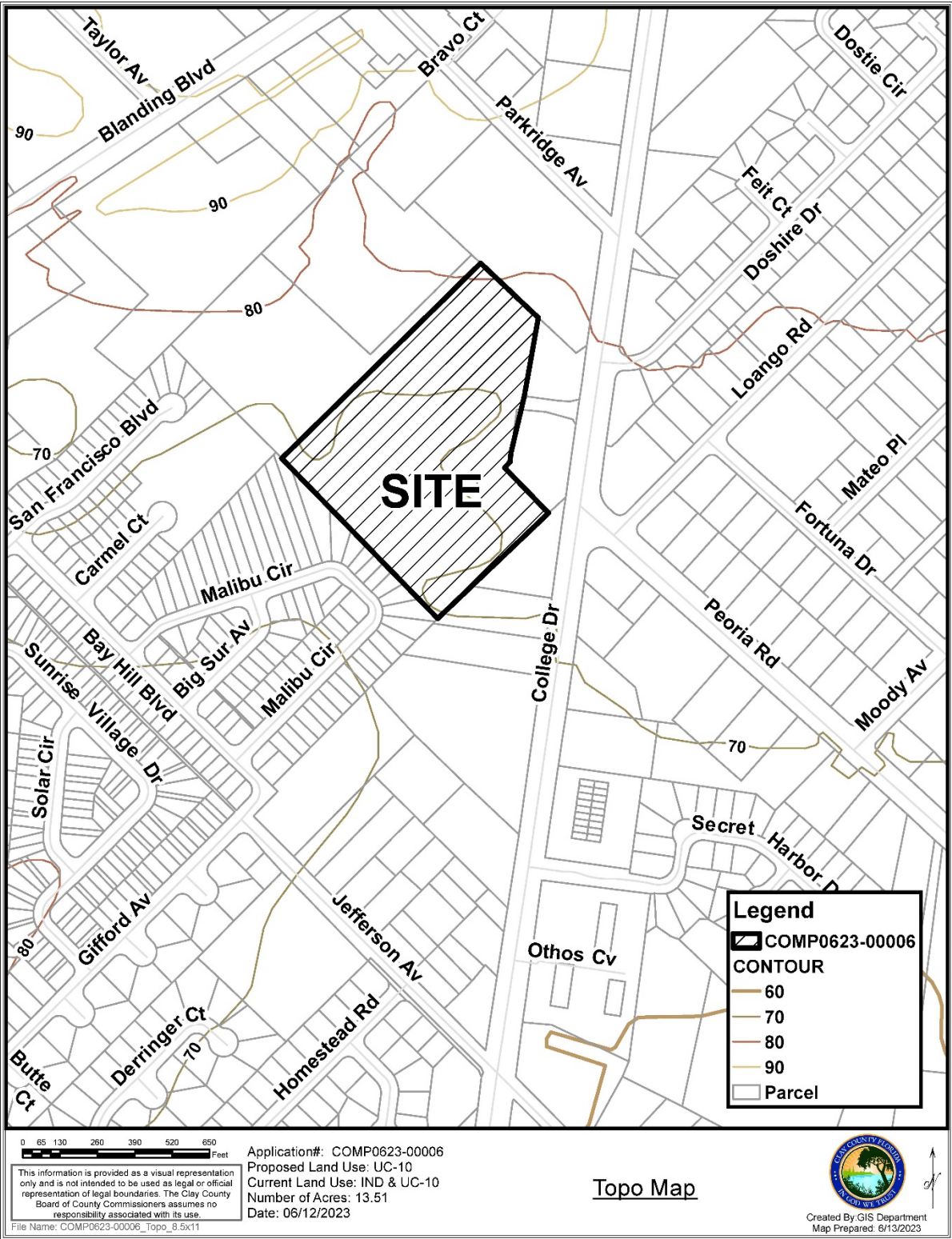
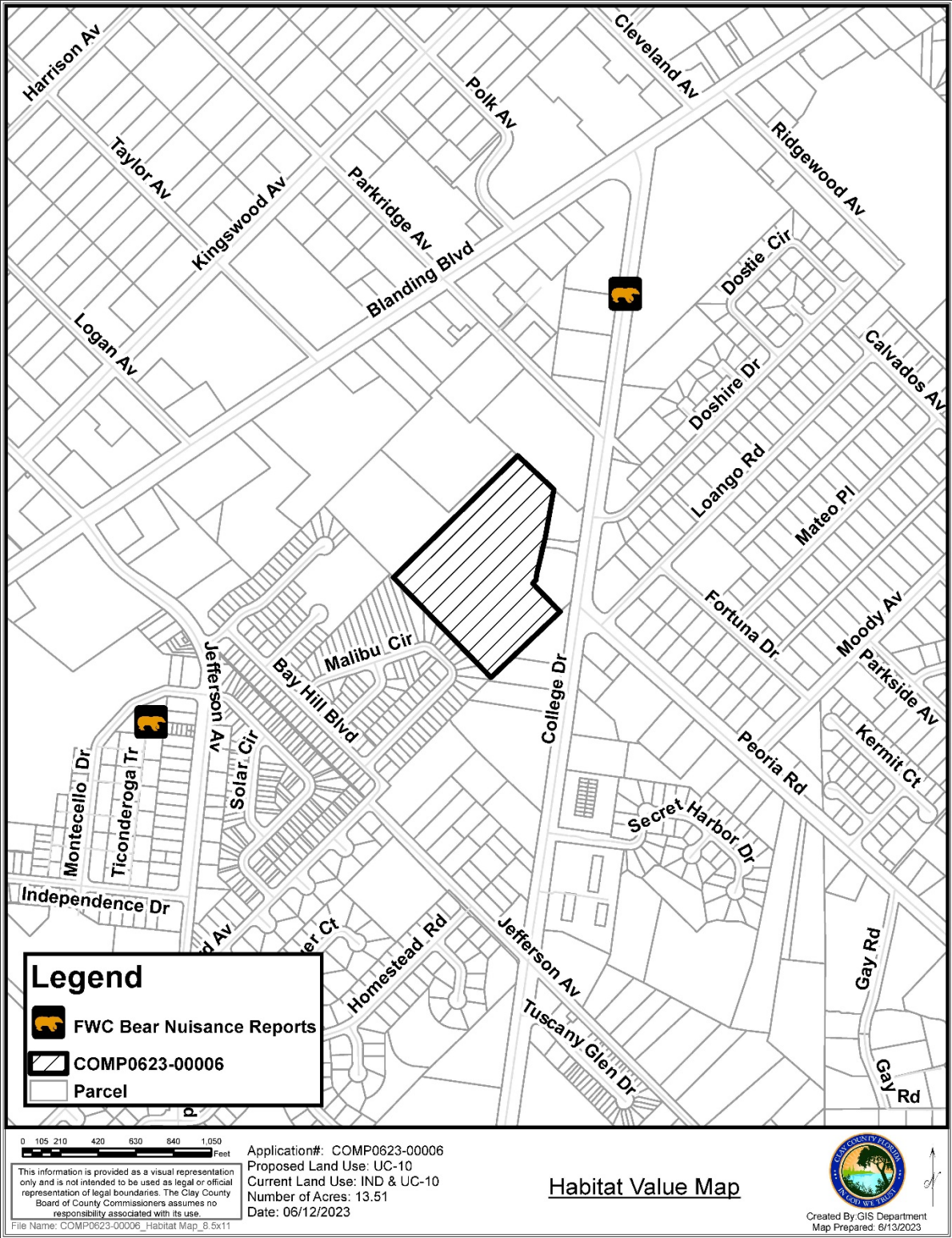


Figure 10 – Habitat Value Map





Relevant Clay County 2040 Comprehensive Plan Policies

The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

FLU Policy 1.4.1.12 Industrial (IND)

This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial area varies by location as a function of the availability of public services and access, and compatibility with surrounding uses shown on the Future Land Use Map. Through the zoning review process the use of particular sites or areas may be limited to allowable uses specified and defined by the Land Development Regulations.

FLU Policy 1.4.1.7 Urban Core (10) (UC-10)

This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification includes single-family detached and attached, cluster and zero lot line dwellings, and multi-family housing.

Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system.

Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities.

A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very low-, low-income and moderate-income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

165 Analysis Regarding Urban Sprawl

166 It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177,
167 all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative
168 impacts are not promoted.

169 1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
170 *low-intensity, low-density, or single-use development or uses.*

171 Staff Finding: The proposed future land use change would allow the property to be developed with a multi-
172 family residential use.

173 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
174 *substantial distances from existing urban areas while not using undeveloped lands that are available*
175 *and suitable for development.*

176 Staff Finding: The subject property is a vacant parcel located in an area of existing urban development
177 within the Urban Service boundary.

178 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
179 *generally emanating from existing urban developments.*

180 Staff Finding: The proposed amendment is an infill development project.

181 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
182 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
183 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

184 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems
185 are negatively impacted by the development.

186 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
187 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
188 *farmlands and soils.*

189 Staff Finding: This is a redevelopment project. There are no adjacent agricultural areas or activities.

190 6. *Fails to maximize use of existing public facilities and services.*

191 Staff Finding: There are existing public facilities and services available in the area which will serve this
192 project.

193 7. *Fails to maximize use of future public facilities and services.*

194 Staff Finding: Future development of the subject parcels will be required to provide any infrastructure
195 necessary to serve the development.

196 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
197 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
198 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
199 *response, and general government.*

200 Staff Finding: As an urban infill development project, the subject parcel is already connected to services
201 including roads, potable water, sanitary sewer, etc.

202 9. *Fails to provide a clear separation between rural and urban uses.*

203 Staff Finding: The property is surrounded by existing urban development so there is no rural land use in
204 the vicinity.

205 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
206 *communities.*

207 Staff Finding: The proposed amendment is for an infill development project.

208 11. *Fails to encourage a functional mix of uses.*

209 Staff Finding: The proposed FLU will allow for a different use more in keeping with the surrounding
210 residential and commercial area.

211 12. *Results in poor accessibility among linked or related land uses.*

212 Staff Finding: The proposed change will not affect accessibility among related land uses.

213 13. *Results in the loss of significant amounts of functional open space.*

214 Staff Finding: The proposed amendment will increase the amount of functional open space.

215

216 **Analysis of Proposed Amendment**

217 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel
218 of land (12.01 acres) from IND (Industrial) to UC-10 (Urban Core-10). This change would be in keeping with
219 the evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Industrial and Commercial	IA (industrial) and BB (commercial)
South	Commercial and Urban Core-10	RD-3 (single-family residential), BA and BB (commercial)
East	Commercial	BB (commercial)
West	Industrial and Urban Core-10	IA (industrial) and RD-3 (single-family residential)

220

221

222 **Recommendation**

223 Staff recommends approval of COMP-0623-00006.