



**Department of Economic
and Development Services**

Memorandum

To: Planning Commission
From: Carolyn Morgan, Chief Planner
Date: September, 5 2017

Re: Small Scale Comprehensive Plan Amendment 2017-06 Foxwood

INTRODUCTION

This is an application by Clay County Planning & Zoning to amend the Future Land Use Map (FLUM), small scale amendment, in the Foxwood Unit 1 Subdivision, parcels 07-04-26-012920-000-00, 07-04-26-012921-000-00, 07-04-26-012942-000-00, and 07-04-26-012943-000-00, from Commercial to Urban Core. The subject parcel is located in the Orange Park Planning District, and in Commission District 3 (Ms. Hutchings). The total small scale amendments to date in 2017 are 4.5 acres. This amendment will add 2.379 acres to the small scale amendment total.

DESCRIPTION

The subject parcels are developed as residential dwellings, within a platted subdivision along Foxwood Drive. These properties are currently designated Commercial (COM), FAR .40 and zoned BA. The County finds that a map error occurred at an undetermined time. This application seeks to correct that error. The proposed land use is Urban Core (UC) (2 dwelling units per acre; 10 dwelling units per acre with points and clustering) on the Future Land Use Map. This proposal is consistent with the land use designation of the adjacent parcels in Foxwood. A zoning amendment to RA will be initiated for public hearings in October.

Map 1

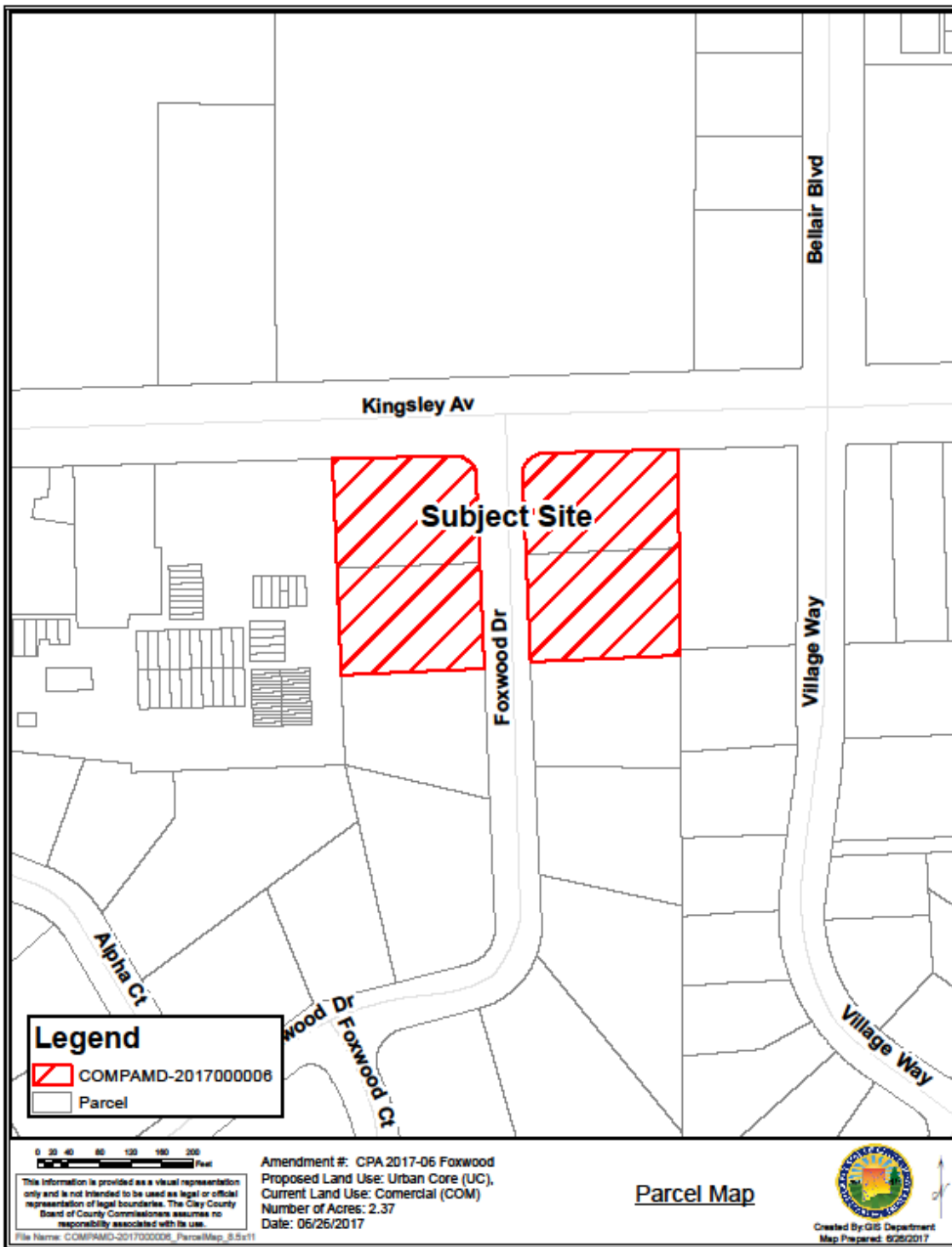


Table 1: Summary of Application

CPA 2017-06	Acreage	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density	Proposed Maximum Intensity	Net Increase or Decrease in Maximum Density
Tax parcels: 07-04-26-012920-000-00,	.602 acres	Commercial	Urban Core	.40 FAR	10 du per acre with points and clustering; (16 DU per acre for housing for elderly, handicapped or very low, low or moderate income households.)	Existing Platted developed subdivision. No increase in dwelling units intended. **** Potential Maximum 6.02 6.13 5.82 5.82 Total 23.79 maximum
07-04-26-012921-000-00,	.613 acres					
07-04-26-012942-000-00,	.582 acres					
07-04-26-012943-000-00	.582 acres					
Total: 2.379 acres.						

Current Land Use

The subject property is currently developed as one single family dwelling on each of four platted lots within Foxwood Unit 1.

Adjacent Land Uses

The subject property is bordered on the north by a place of religious assembly; on the east by professional offices; on the south by single family residences, and on the west by professional offices.

Table 2: Adjacent Property Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Urban Core	PS-1	Church
South	Urban Core	RA	Single family residences
East	Orange Park Commercial Low Intensity (CLI)	Orange Park Commercial, Professional Office (CPO)	Professional Offices
West	Commercial	BB	Professional offices

Comprehensive Plan Policies:

Future Land Use Policy 1.3.1

h. Commercial: The Commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger scale, more intensive community-type uses.

The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. The full retail commercialization of an intersection however shall be avoided unless sufficient justification of need is provided. The development shall create a commercial node, not a strip, with a mixture of retail, office and hotel uses.

The planned and coordinated development of live/work units or upper story attached residential uses may be permitted in Commercial areas. A maximum of 1 dwelling unit per 1,000 commercial leasable floor areas may be allowed if it satisfies an examination of the following:

1. Compatibility with surrounding uses;
2. Mitigation measures, including site design modifications and buffering to reduce or eliminate any potential land use conflicts;
3. Minimum parcel size to accommodate unified access controls, internal traffic circulation, internal trip captures, and parking.
4. The impacts of level of service opportunities and constraints on development and or redevelopment proposals;
5. The residential uses in commercial areas must be accompanied by a mixed use PUD application and will be limited to 300 units per year.

g. Urban Core (Urban): This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area range from a minimum of two units per acre to a maximum of ten units per acre. This classification is generally characterized by single-family housing, including 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 acre. Densities from seven to ten units per 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 treatments of lands with similar characteristics. Design techniques such as landscaping,

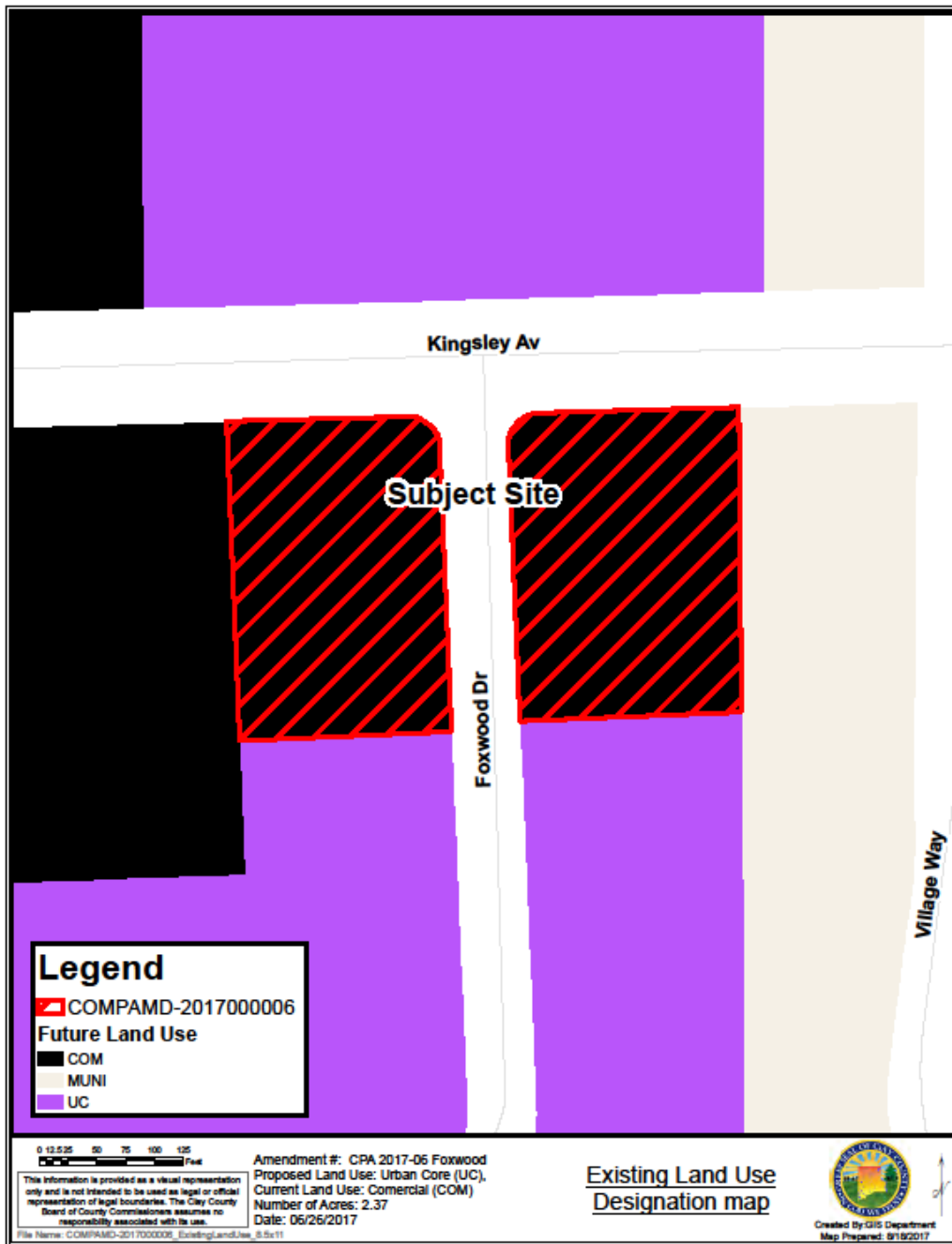
screening and buffering shall be employed to assure a smooth transition in residential structure types and densities.

A maximum density of 16 units per acre may be allowed within the Urban Core 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 of 15 units per acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

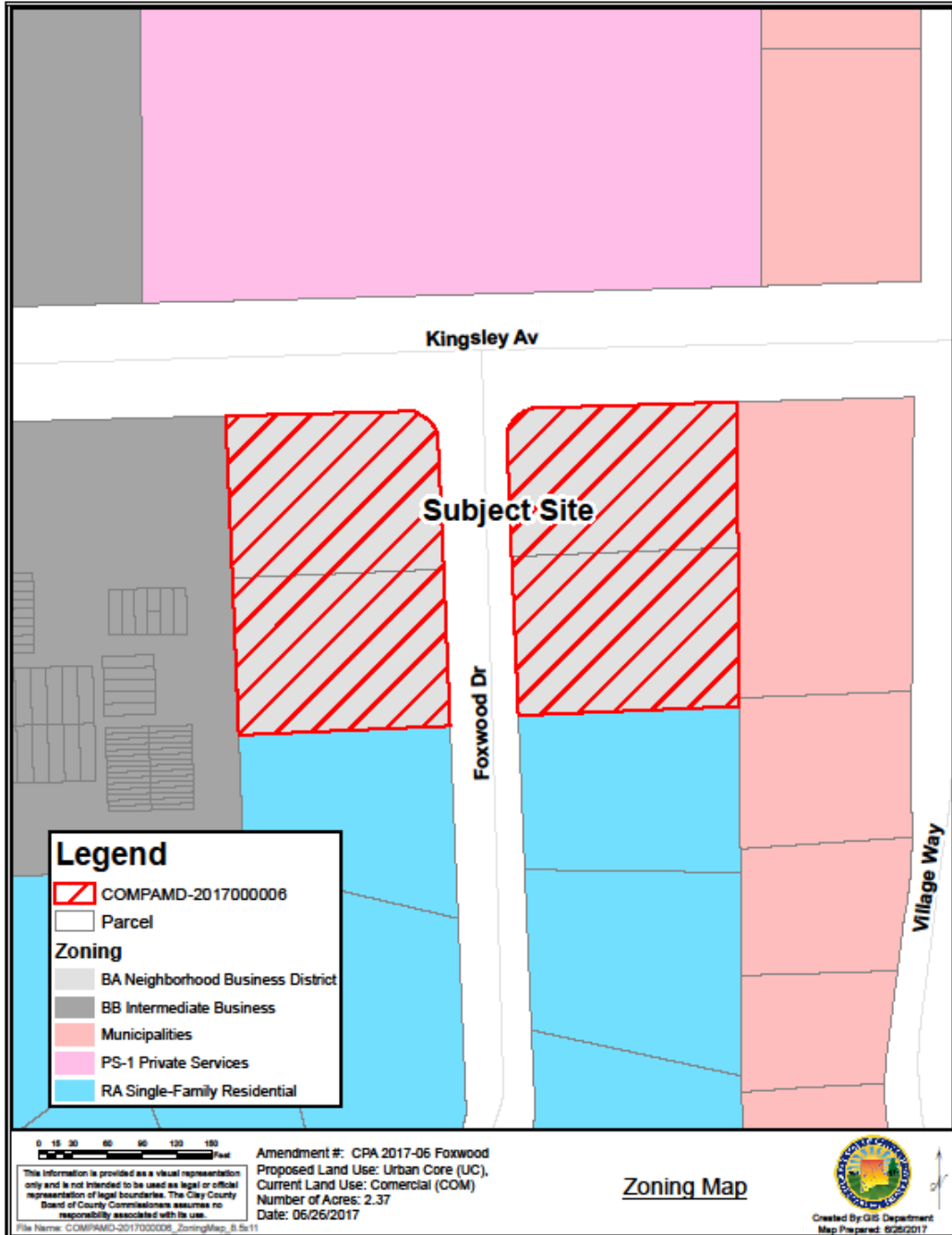
Map 2
Aerial



Map 3 Existing Land Use



Map 4 Existing Zoning



Effect on Level of Service

Water and Wastewater:

Water and wastewater service is existing to the subject property.

Solid Waste:

Clay County has existing solid waste service to the site.

Table 3: Existing Capacity for Solid Waste

	Solid Waste	Units
Total Permitted Airspace	67,030,598	Cubic Yards
Available Airspace as of 2/14/14	1,645,460	Cubic Yards
Future Airspace Available	55,396,735	Cubic Yards
Density	1.0	Ton per Cubic Yard
Total Available	57,042,375	Tons
Average Monthly	80,875	Tons
Site Life	705	Months
	58.8	Years

Source: Waste Management, Inc. of Florida, for NE Florida Region, 2/16/15. The data cannot be subdivided.

Traffic Facilities:

Trip Generation calculated as:

Single Family Detached Housing (ITE 210) = 1.00 per lot (4 lots total) 4 PM Peak Hour Trips

Road	Segment	Entering		Exiting		Total PM Peak Hour Trips
		Percentage	Trips	Percentage	Trips	
SR 224	SR 21 to Orange Park	63%	2.52	37%	1.48	4

Existing developed single-family homes to remain.

Public Schools:

There are no additional students that would result from the proposed amendment. The site subject parcels are already developed as single family residences.

Recreation:

The land use amendment does not affect recreation levels of service, as these lots are already in residential use.

Stormwater/Drainage:

No new development will occur. The site is existing curb and gutter residential development.

Land Suitability:

Soils: The parcels contain Penney soils. Parcel 07-04-26-012943-000-00 also has a small amount of Hurricane soil.

Flood Plain: The subject property is not located in the flood plain.

Topography: The parcels on the east side of Foxwood Drive are at 55 feet; the parcels on the west side of Foxwood Drive are at 60 feet.

Regionally Significant Habitat:

No protected species have been identified within the subject property. Brown bears have been cited in the vicinity of Cherry Elementary School and along near the Railroad Track south of Moody Avenue.

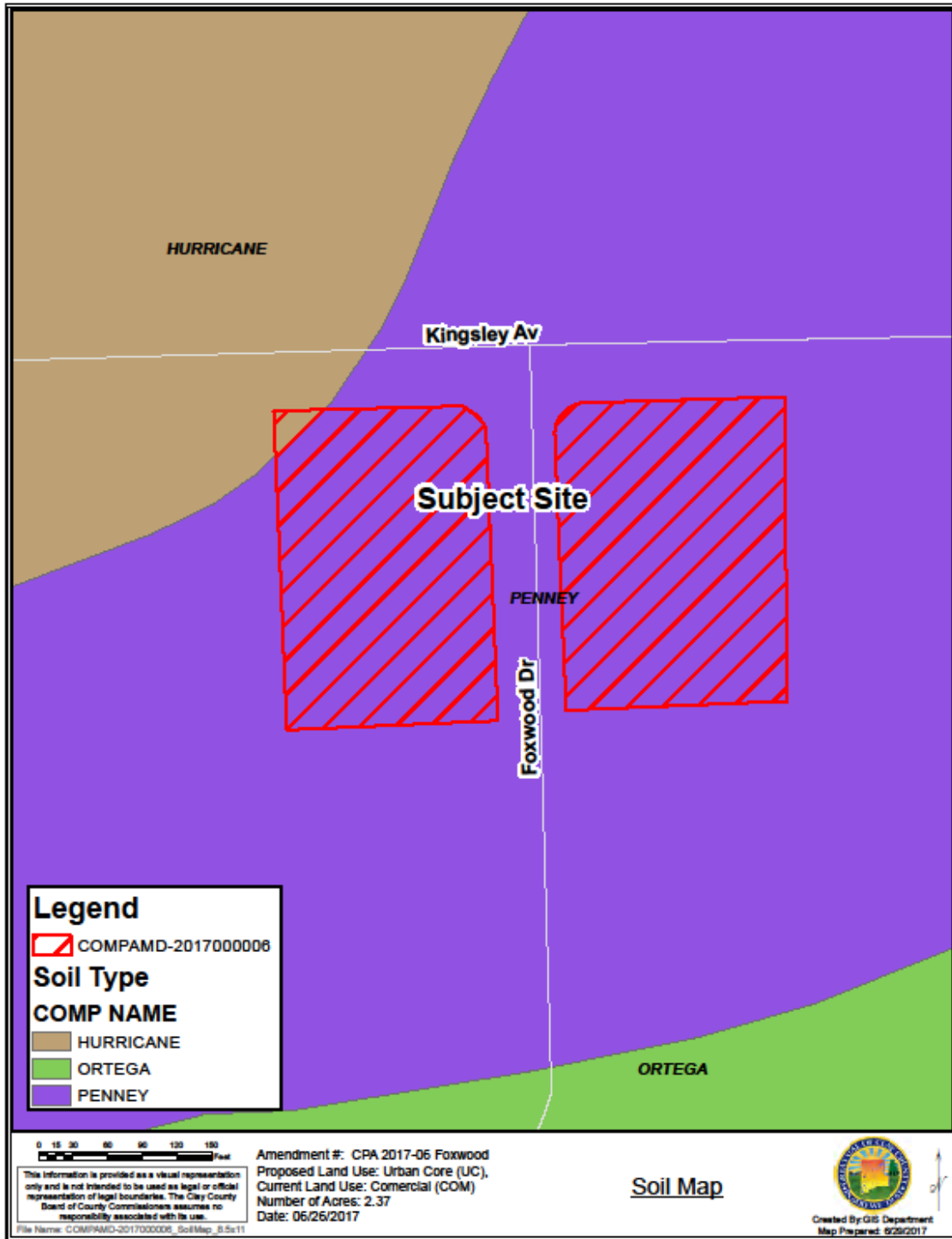
Historic Resources:

No historic resources are identified on site.

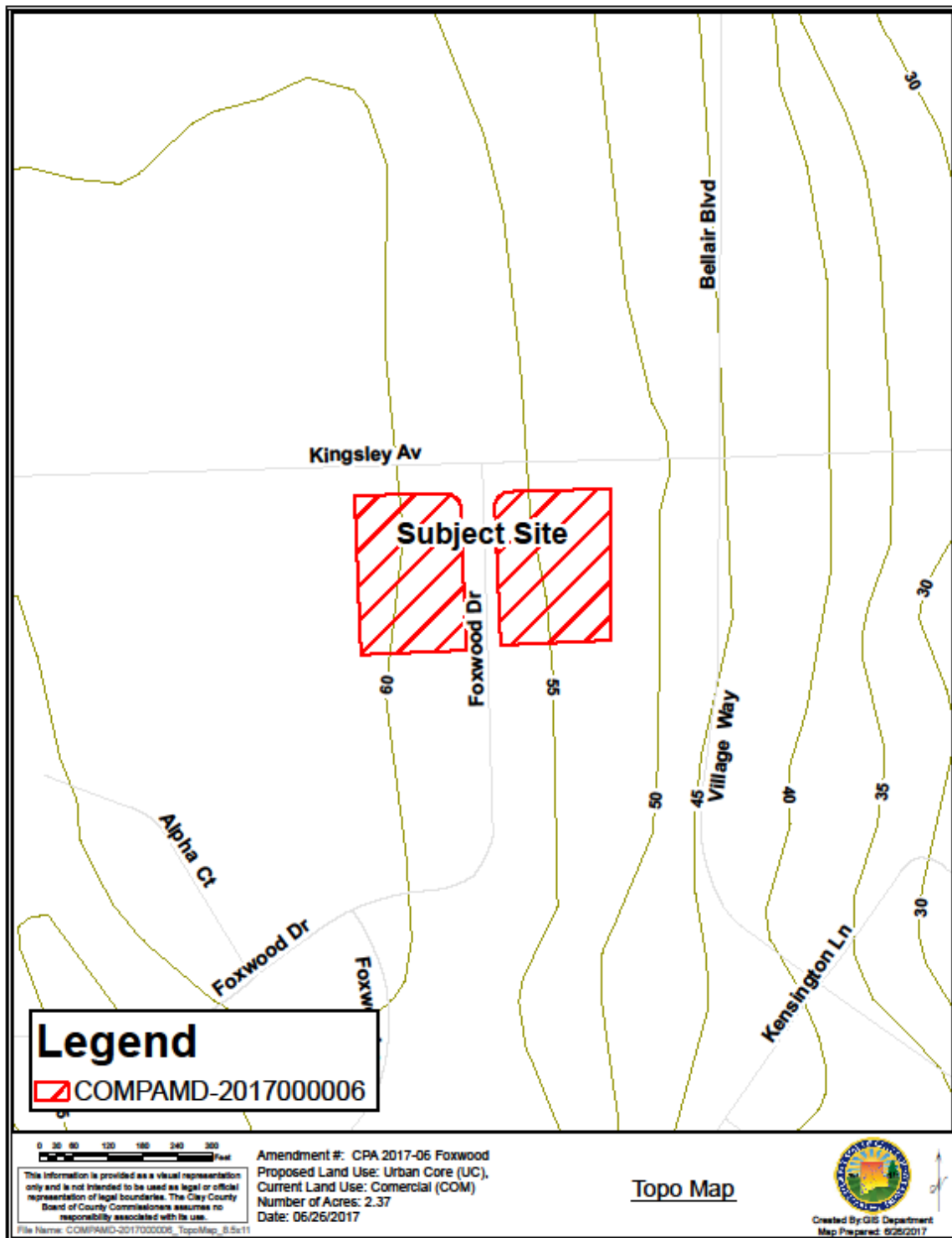
Compatibility with Military Installations:

The subject property is not located within or near the Military Impact Area.

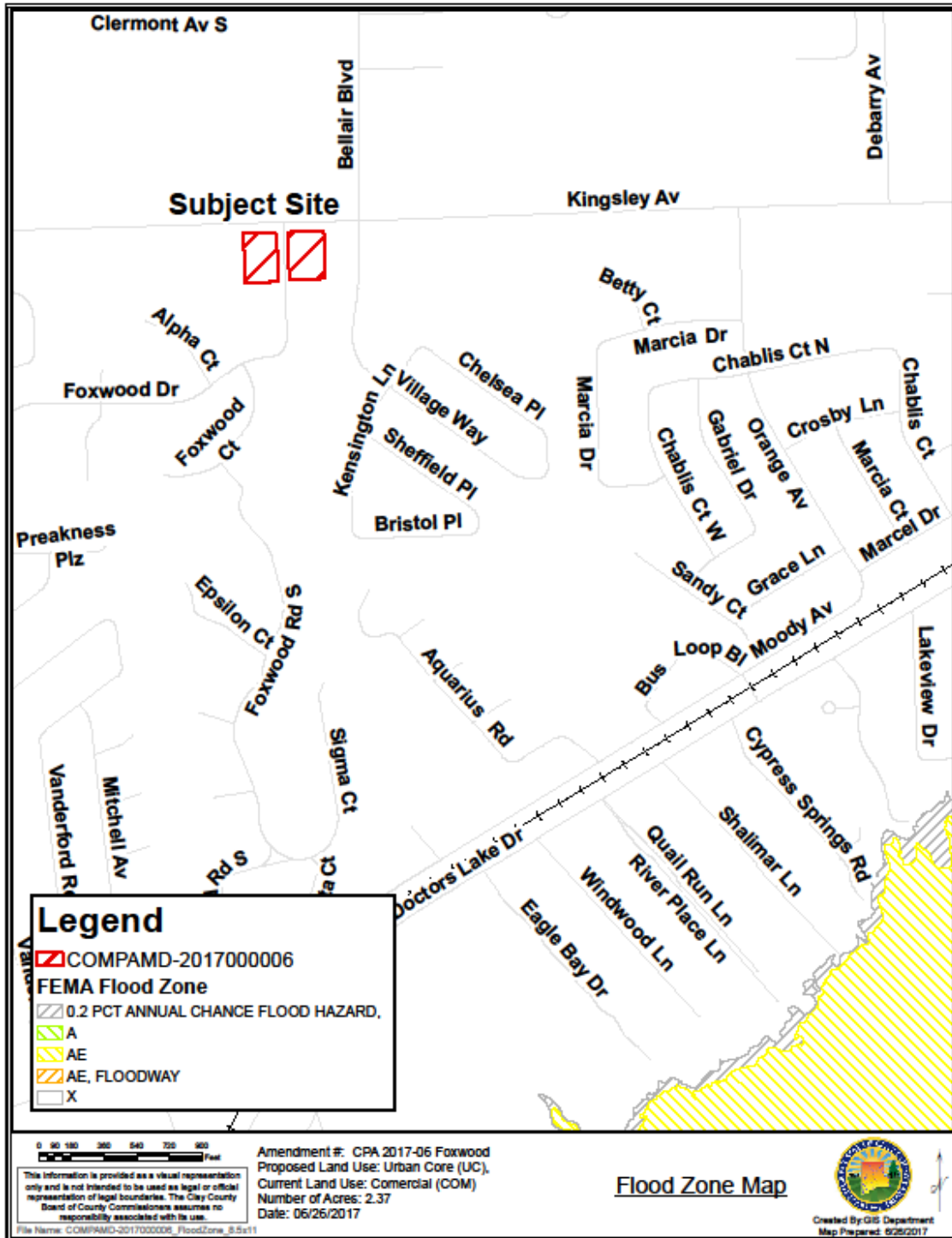
Map 5 Soils



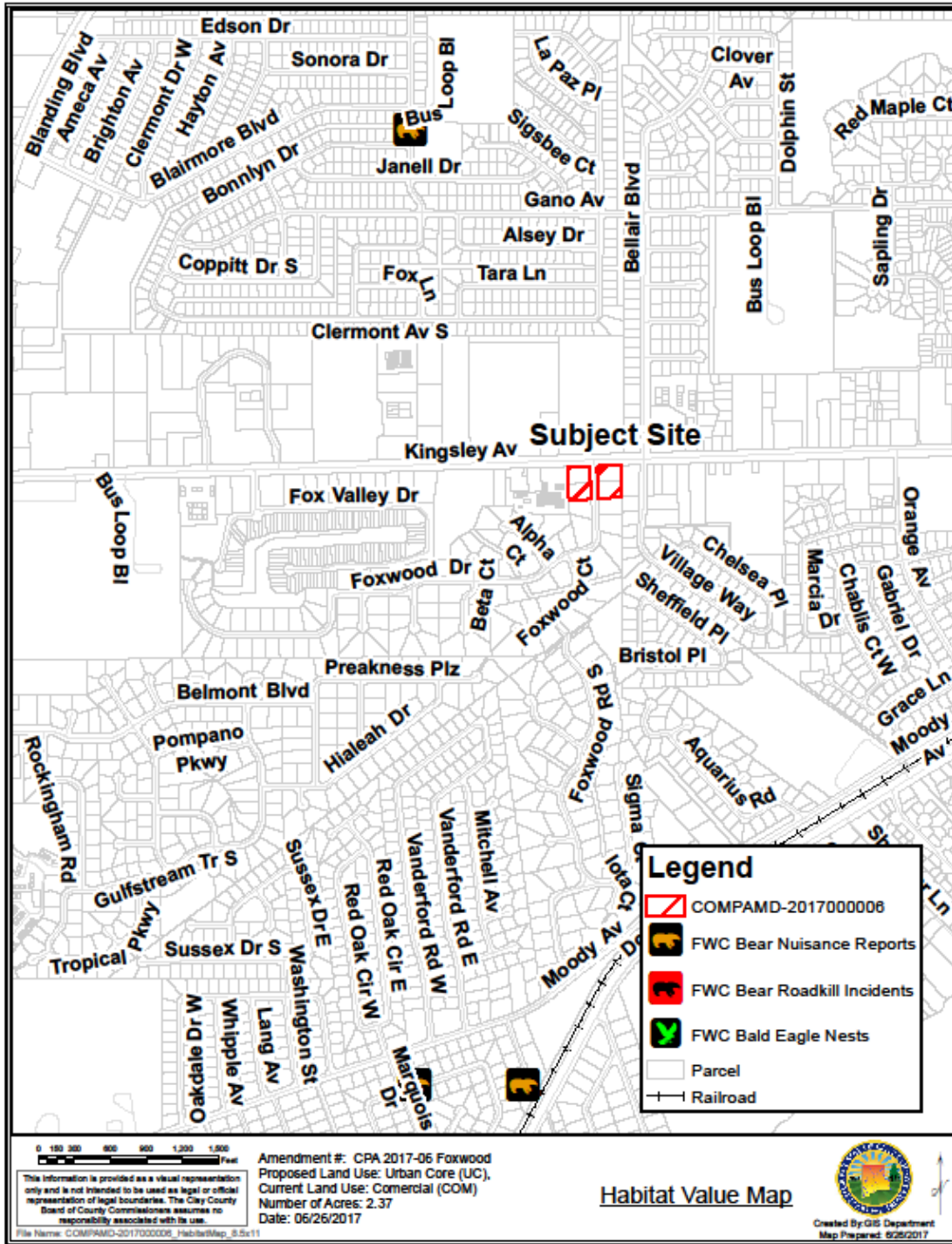
Map 6 Topography



Map 7 Flood Zone



Map 8 Habitat Value



Urban Sprawl:

1. The proposed amendment is a land use map correction. The land use amendment will not result in additional dwelling units. The subject properties are located in the urban area.
2. The proposed amendment will not promote, allow or designate substantial areas to develop as low intensity, low density or single use development. The subject properties are already developed as single-family residences.
3. The proposed amendment will not promote urban development in radial, strip, isolated or ribbon patterns. The subject parcels are within the urbanized area, adjacent to the Town of Orange Park.
4. The proposed amendment will not fail to adequately protect and conserve natural resources. The subject parcels are not located in flood plain, wetlands or other sensitive areas.
5. The proposed amendment will not fail to adequately protect adjacent agricultural areas and activities, including silviculture, and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject parcels are located in the urban area.
- 6, 7. The proposed amendment will not fail to maximize the use of existing or future public facilities and services. Public facilities and services are existing and currently serve the subject parcels.
8. The proposed amendment will not allow for land use patterns or timing which disproportionately increase the cost of providing and maintaining public facilities and services. Public facilities and services are existing and currently serve the subject property. Access to Foxwood Drive is available from Kingsley Avenue.
9. The proposed amendment will not fail to provide a clean separation between rural and urban uses. The subject parcels are located in the urbanized area of Clay County, and will not form an urban/rural separation.
10. The proposed amendment will not discourage or inhibit infill development. The proposed amendment is a map correction and will not result in any new development.
11. The proposed amendment will not fail to encourage a functional mix of uses.
12. The proposed amendment will not result in poor accessibility among linked or related land uses. The proposed amendment is consistent with the surrounding land use pattern and future development of the urban area.

13. The proposed amendment will not result in the loss of significant amounts of open space. The subject property is already developed.

Specifically the proposed amendment discourages urban sprawl because:

- a. it directs or locates economic growth and associated land development to geographic areas of the county in a manner that does not have an adverse impact on natural resources and ecosystems and protects natural resources and ecosystems.
- b. it promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c. it creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Recommendation

The proposed amendment will correct an existing map error and will strengthen the existing residential character of the neighborhood. The subject property, while currently designated as commercial, is in fact already developed for single family detached residential use, and are part of a platted residential subdivision. These residential homes were built in the late 60's and early 70's. Where non-residential does abut the subject parcels, there is a rear to side relationship. Staff recommends approval of Comprehensive Plan Amendment 2017-06, as shown on Map 9.

Map 9 Proposed Land Use

