Staff Report and Recommendations for PUD 25-0007

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:

Owners: Carrie Louetta Dugan, James Phoenix Dean, Selenia Phoenix Dean and Estate of Lucy Bernice Colley
Agent: Kristen Reed
(Kimley-Horn & Associates, Inc.)
Phone: 904-828-3900

Property Information

Parcel ID's: 08-06-26-015261-000-00, 08-06-26-015261-003-01, 08-06-26-015261-003-00 and 08-06-26-015261-004-01	Parcel Address: SE corner of CR 315 and CR 315-A
Current Zoning: Agricultural (AG) and Agricultural Residential (AR)	**Current Land Use:** Rural Residential (RR) and Agricultural (AG)
Proposed Zoning: Planned Unit Development (PUD)	**Total Acres:** 64.31 +/- acres
	Acres affected by Zoning change: 64.31 +/- acres
Commission District: 5, Comm. Burke	**Planning District:** Springs

Introduction:

This application is a Rezoning of some or all of four parcels of land as described in the table below. The applicant is proposing to develop a single-family subdivision, consisting of 160 lots.

The subject parcels are located on the east side of CR 315 in the area between Knowles Road and CR 315A as well as a parcel on the north side of CR 315A.

A companion Future Land Use change from Rural Residential (RR) and Agriculture (AG) to Rural Fringe (RF) precedes this rezoning.

Parcel Number	Acres	Existing Land Use Category	Proposed Land Use Category	Existing Zoning	Proposed Zoning
015261-000-00	17.1	Rural Residential (RR)	Rural Fringe (RF)	Agricultural / Residential (AR)	Planned Unit Development (PUD)
015261-003-01	13.86	Rural Residential (RR)	Rural Fringe (RF)	Agricultural / Residential (AR)	Planned Unit Development (PUD)
015261-003-00	0.31	Rural Residential (RR)	Rural Fringe (RF)	Agricultural / Residential (AR)	Planned Unit Development (PUD)
015261-004-01	33.04	Rural Residential (RR) and Agriculture (AG)	Rural Fringe (RF)	Agricultural / Residential (AR) and Agricultural (AG)	Planned Unit Development (PUD)

Summary of the proposed PUD

Existing vs. Proposed regulations:	AR Zoning	PUD Zoning
Density Allowed	1 unit/acre	3 units/acre
Density Proposed		2.48 units/acre
Minimum Lot Width	100 feet	60 feet
Front Setback	30 feet	25 feet
Rear Setback	35 feet	10 feet
Visitor Parking	not required	28 spaces
Perimeter Buffer (adjacent to residential)	not required	25-30 feet
Right of Way Buffer	10 feet	20-30 feet
Recreation/Open Space	6.4 acres	15 acres

Additional improvements:

- The applicant proposes to design and construct a southbound right turn lane on CR 315 for motorists turning west onto Highway 16. A separate exhibit is provided depicting this improvement.
- The applicant proposes to deed a 60 foot wide portion across the southern portion of the subject property to the County for the continued use of the dirt roadway known as Knowles Road. This is important as at present the portion of Knowles Road from CR 315 to Stauffer Road lies on the applicant's property.

Figure 1 – Location Map

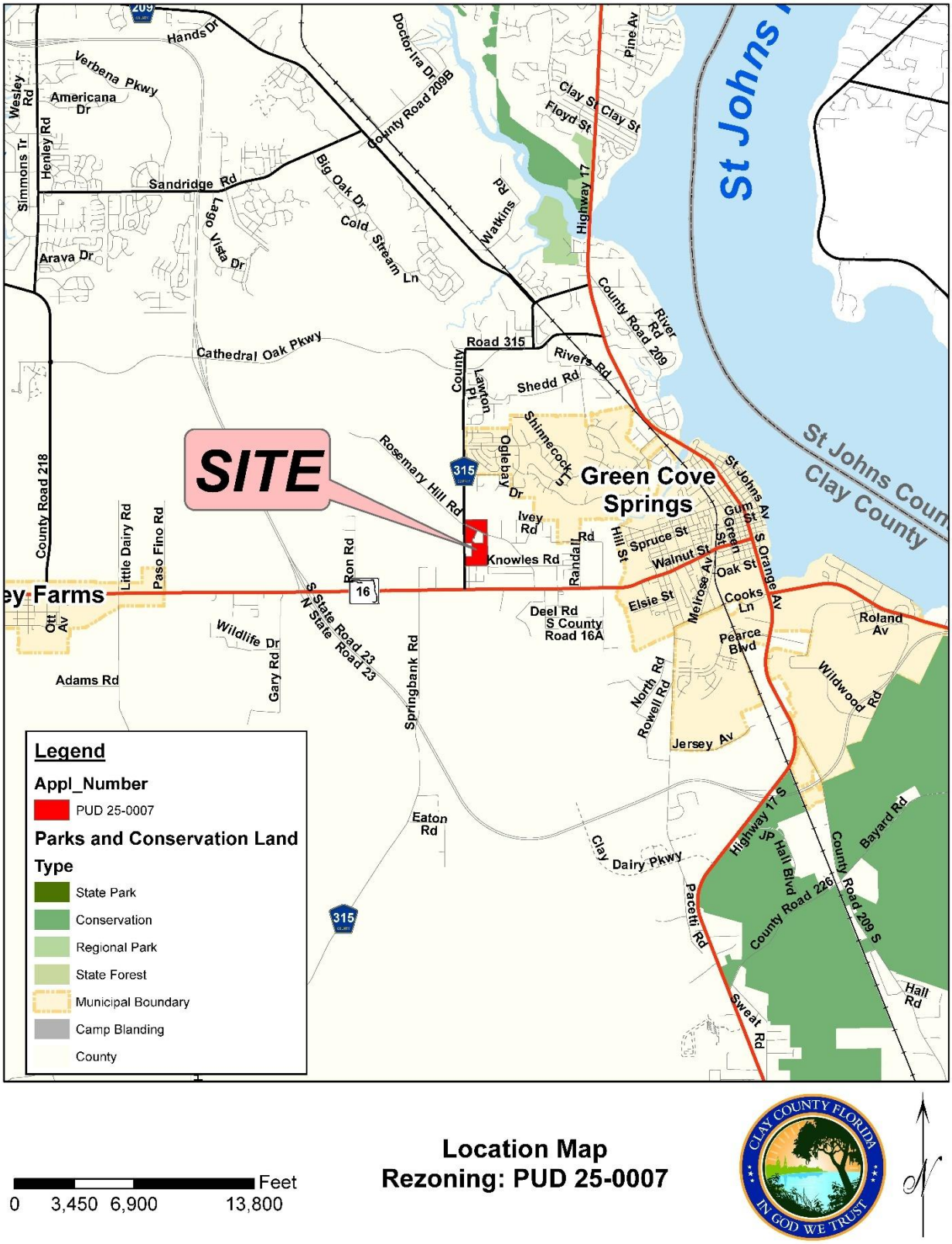


Figure 2 – Parcel Map

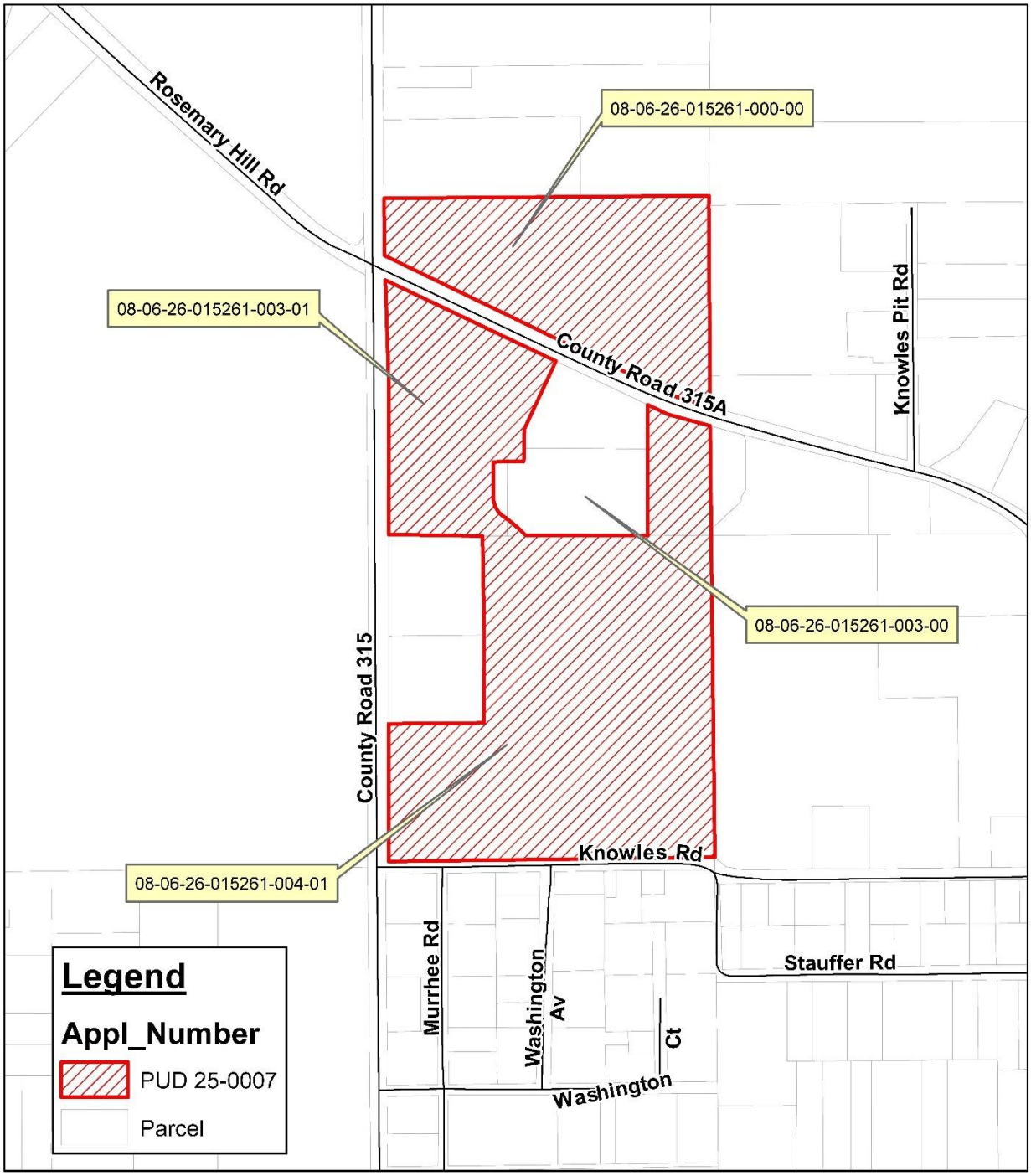


Figure 3 – Aerial Photo

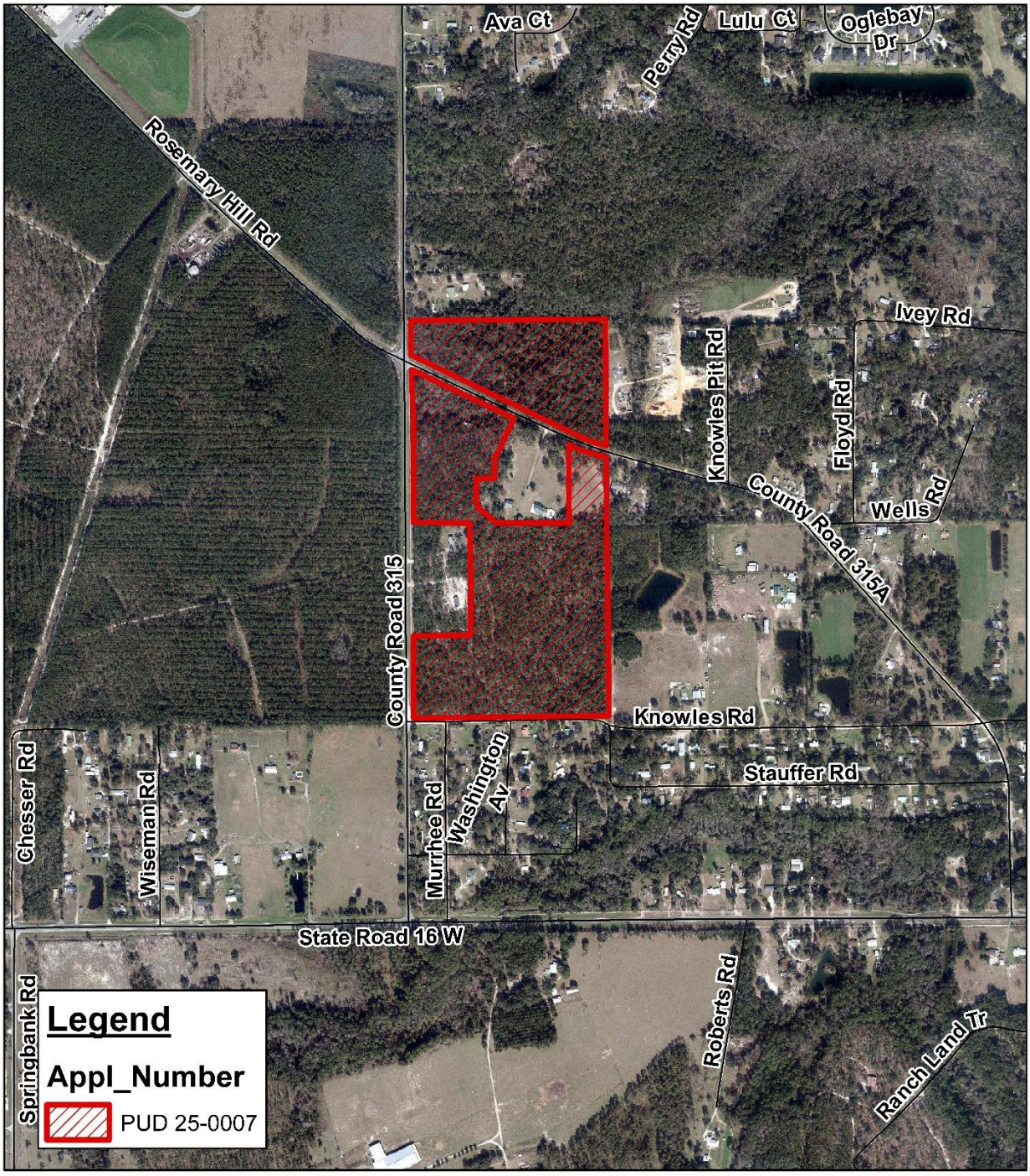


Figure 3 – Existing Zoning Map

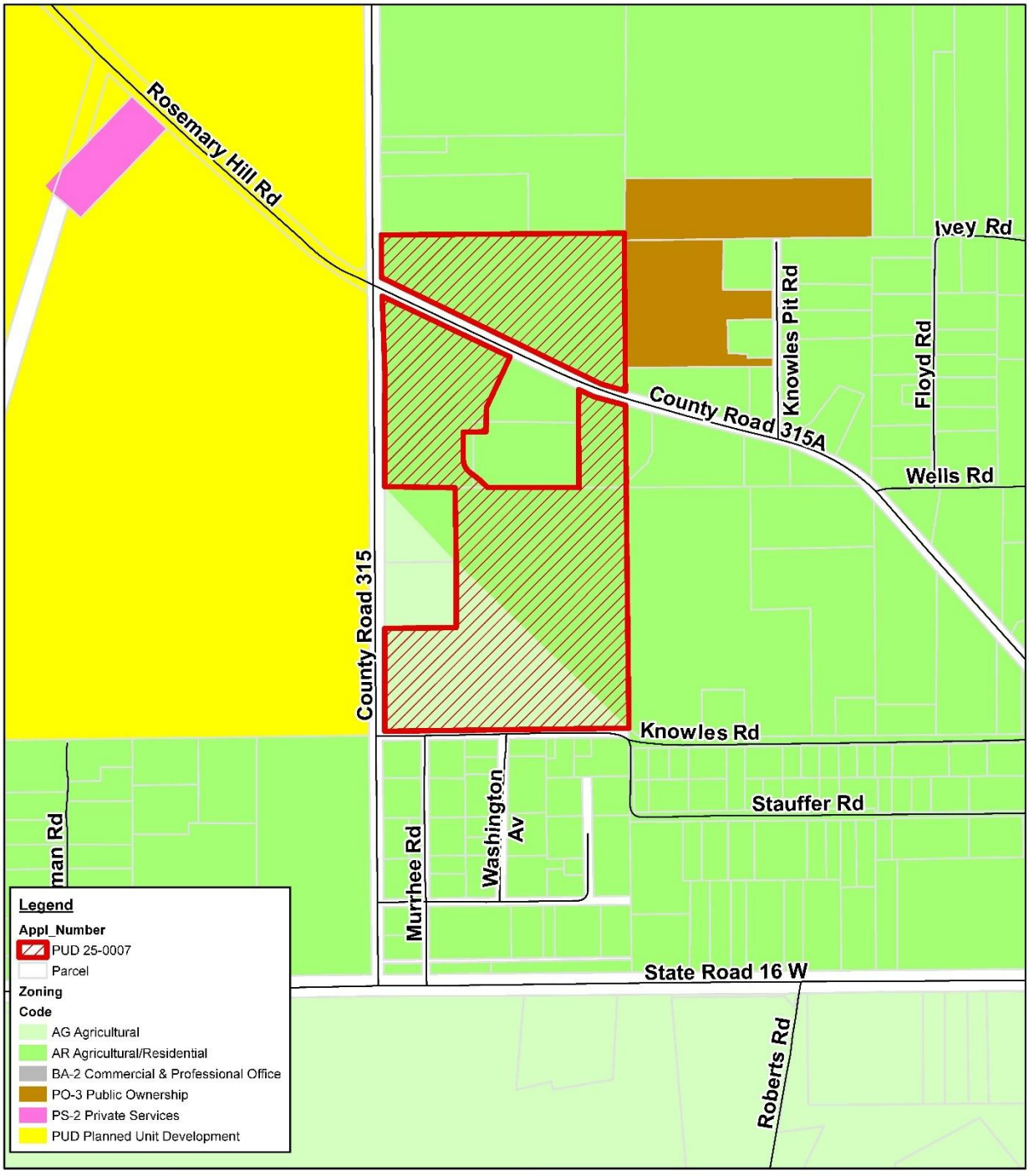
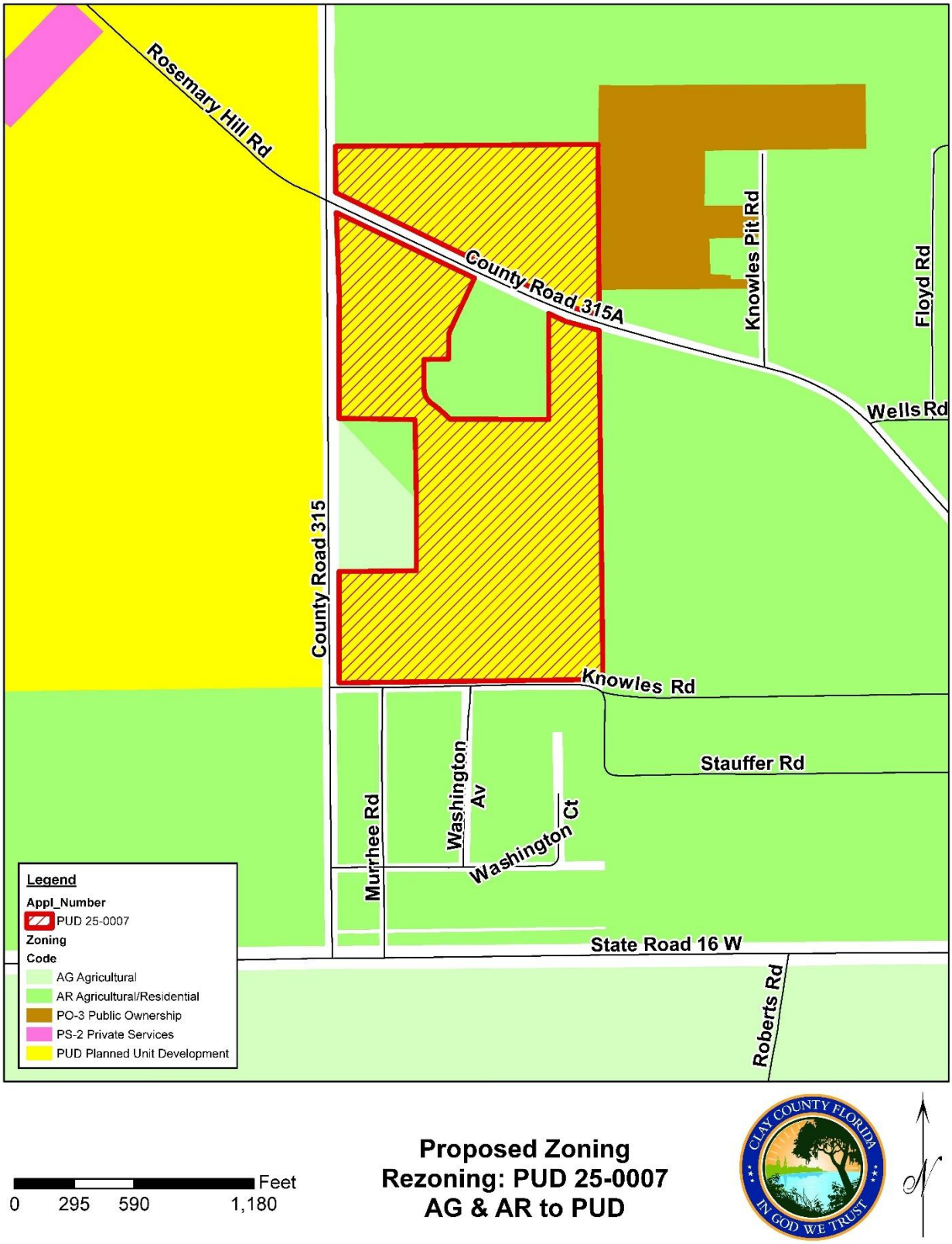


Figure 4 – Proposed Zoning Map



Relevant Clay County 2045 Comprehensive Plan Policies

The following Goals/Objective/Policies support the proposed Rezoning Amendment to the Code:

FLU Policy 1.4.1.1 Agricultural (AG)

This classification is intended for those areas of the County designated as appropriate locations for all types of agricultural pursuits including crop production, pasture land for grazing cattle and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands account for an important segment of the Clay County economy and play a vital role in the conservation of the County's natural resources.

These uses are generally characterized by being situated in areas removed from urban services, having very sparse densities and exhibiting a rural character. The Plan recognizes the value of these lands for agricultural and silvicultural activities, at both a small and large scale, and, therefore, recognizes their potential suitability for limited residential development at a density of one unit per twenty gross acres.

FLU Policy 1.4.1.3 Rural Residential (RR)

These areas will serve as a transition between areas with planned urban services, agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas may include central sewer or water systems or other urban level public services if feasible. Rural residential areas will provide a low density residential character.

Designation of these areas on the Future Land Use Map is based on recognizing a number of existing and future development factors. These include areas with soil conditions suitable for individual wells and septic systems; existing rural subdivisions with little or no infrastructure improvements, including unpaved roads; small farm or recreational and low intensity institutional uses; and areas which are in close proximity to but outside of, planned urban services and are not anticipated to develop at an intensity to require significant urban services within the planning period.

Allowable residential density under this category shall be one dwelling unit per 5 net acres. Implementation of this land use designation shall occur in accordance with the Land Development Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use Objective 1.4 and its policies are met.

FLU Policy 1.4.1.5 Rural Fringe (RF)

This designation is reserved for land accessible to existing Urban Services and located in the areas where extension of central water and (where applicable) sewer service can be easily provided.

Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per net acre. This density category is almost exclusively characterized by single-family detached housing units but may also include two and three family residential developments.

A maximum density of 7 units per net acre may be allowed within the Rural Fringe 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.

Analysis of Proposed Rezoning Amendment

In reviewing the proposed application for Rezoning, the following criteria may be considered along with such other matters as may be appropriate to the particular application:

(a) Whether the proposed change will create an isolated district unrelated to or incompatible with adjacent and nearby districts;

Staff Finding: The proposed change will not create an isolated district as the property immediately to the west of the subject property is also zoned PUD for a residential subdivision. Subdivisions similar in use and density exist or are under development to the north and northwest of the site.

(b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real property proposed for change;

Staff Finding: The Agricultural district boundary is illogically drawn as it cuts across the subject parcel in a diagonal line which serves no apparent purpose.

(c) Whether the conditions which existed at the time the real property was originally zoned have changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

Staff Finding: This rezoning application is in response to changing housing market conditions which have created a much greater demand for residential home sites than can be provided under the present zoning designations.

(d) Whether the affected real property cannot be used in accordance with existing zoning;

Staff Finding: The subject parcel can be used for the currently allowed residential use but the allowed density limit is no longer the highest and best use.

(e) Whether the proposed Rezoning application is compatible with and furthers the County's stated objectives and policies of the Plan;

Staff Finding: The proposed rezoning is compatible with the objectives and policies of the Rural Fringe Future Land Use proposed in the companion Comprehensive Plan Amendment.

(f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a legitimate public purpose;

Staff Finding: There is no public purpose served by maintaining the existing split zoning.

(g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is inconsistent with surrounding land use;

Staff Finding: Maintaining the split zoning is not a reasonable course in this location as it hinders the full use of the parcel.

(h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density within the district already permitting such intensity or density.

Staff Finding: The high market demand for the proposed residential density is reflective of an inadequate supply of sites in this area of the County.

The proposed future land use amendment would change three (3) parcels of land from Rural Residential (RR) to Rural Fringe (RF) and one parcel of land from Rural Residential (RR) and Agricultural (AG) to Rural Fringe (RF). This change would be in keeping with the evolving character of the CR 315 corridor as shown in the table below:

	Future Land Use	Zoning District
North	Rural Residential (RR)	Agricultural Residential (AR)
South	Rural Residential (RR)	Agricultural Residential (AR)
East	Rural Residential (RR)	Agricultural Residential (AR) and Public Services (PO-3)
West	Rural Reserve (RRSV)	Planned Unit Development (PUD)

Recommendation

Staff recommend approval of PUD 25-0007.