

## COUNCIL MINUTES

### SPECIAL WORKSHOP MEETING

August 3, 2011

A special workshop meeting of the City Council of the City of Jacksonville was held Wednesday, August 3, 2011 beginning at 6:00 PM in Council Chambers of the Jacksonville City Hall. Present were: Mayor Sammy Phillips, presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry A. Bittner, Randy Thomas, Bob Warden, and Jerome Willingham. Fannie K. Coleman was out of town and unable to attend. Also present were: Richard Woodruff, City Manager; Ron Massey, Assistant City Manager; Gayle Maides, Interim Finance Director; Glenn Hargett, Communications and Community Affairs Director; Grant Sparks, Public Services Director; Reggie Goodson, Planning and Development Services Director; Carmen Miracle, City Clerk; and John Carter, City Attorney. \*An audio recording of the Council Meeting is presently available for review in the City Clerk's Office.

#### CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 6:00 PM.

#### ADOPTION OF AGENDA

A motion was made by Councilman Warden, seconded by Councilman Thomas, and unanimously approved to adopt the agenda as presented.

#### PLANNED DEVELOPMENT (PD) DISTRICTS

Using the PowerPoint presentation attached as Exhibit A, Ryan King, Planning Administrator, presented an overview of the Planned Unit Development. He stated the Planned Development was a larger tract of land planned and developed as one unit that followed an approved Master Plan. It provided more flexibility in dealing with large scale developments. All zoning was done upfront at the initial stage, and there were three different zoning districts associated with the Planned Development – Residential, Commercial, and Traditional Neighborhood (mixed use). As with the Conditional Use Permit, the Planned Unit Development was optional and had to be requested by the property owner/developer.

Mr. Woodruff stated that one of the advantages of a Planned Unit Development was flexibility of market product. There was a growing interest in the Jacksonville market to have a variety of single-family types, not just the traditional single family home on a lot. Many of the

developers of larger tracts were pleased to hear that the City was in the process of considering this district.

Mayor Pro-Tem Lazzara asked if there was a specific lot size that would qualify for a Planned Unit Development. Mr. King stated that there were minimum standards for the lot sizes of the three different types of districts. The PD-Residential had a minimum of 10 acres. If Commercial was included, the minimum acreage was 15. At 35 acres or larger, Commercial would have to be included to service the development.

Mayor Pro-Tem Lazzara asked if this was similar to what Council had planned with Cypress Creek. Mr. King stated Cypress Creek would have been a good example of a Planned Unit Development District had it been available at that time. Mayor Pro-Tem Lazzara stated that a development agreement had been accepted and Council adopted the ability to utilize development agreements for that purpose. Mr. Carter stated that Council had adopted an Ordinance pursuant to State Statute where an agreement could be made with a developer for up to 20 years. Mr. King stated there were some similarities and differences between the development agreement and the Planned Unit Development.

Mayor Pro-Tem Lazzara asked if they could both be utilized. Mr. Woodruff and Mr. King stated they could be. Mr. King added that the Planned Unit Development had been drafted by Clarion Associates and had been through the UDO Steering Committee. It had also been sent out to the local surveyors for comment.

Mayor Pro-Tem Lazzara asked what the risks would be and was there anything included that would ensure that the infrastructure of a development was completed. Mr. Woodruff stated that the Planned Development was a land use matter only and didn't force completion of a project. The benefit gained was the guarantee that the product approved was the product that would be built.

Discussion followed on pros and cons. Councilmen Thomas and Warden asked if the developer couldn't finish the project for whatever reason, was the Planned Unit Development binding on the next buyer even if he only purchased part of the land. Mr. Woodruff stated that the new owner would have to come back for a formal amendment to the Planned Unit Development. Mr. King stated that the Planned Unit Development stayed with the land.

Councilman Warden asked about Planned Unit Developments that did not do well. Mr. Woodruff stated that Council had to make sure the community was ready to serve that market

product. The largest risk was changing philosophy. With conventional zoning, there was the ability to change the zoning in the future. It was not an option with a PUD.

Councilman Warden stated that the biggest risk he saw was that the developer was given the freedom and assurance that Council could not change zoning within the PUD in the future.

Mr. Woodruff stated that even though there was a request on Council's Agenda tonight for a Zoning Text Amendment to Section 31 Residential 7 Zoning District, Council could postpone their decision for two weeks until they had time to review the Planned Development District further.

ADJOURNMENT

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Thomas, and unanimously adopted to adjourn the meeting at 6:36 PM.