




**MEMORANDUM**

**TO:** Jody McDaniel, Planner II, Community Planning Division

**FROM:** Lisa S. Ransom, City Planner III, Neighborhood Planning Section 

**DATE:** May 1, 2014

**RE:** **The Woodland Acres Land Use and Zoning Study**  
**Application for Small Scale Land use Amendment 2014C-007**  
**Proposed amendment from Medium Density Residential (MDR) to**  
**Community/General Commercial (CGC)**

The subject property, located at 9107 Galveston Avenue, is located within the Woodland Acres Neighborhood Plan Area (1978) and the Woodland Acres Land Use and Zoning Study (March 2007). The neighborhood is bounded on the north by Arlington Expressway, the south by Atlantic Boulevard, west by Cesery Boulevard, Arlington River, and to the east by Southside Boulevard.

**9107 GALVESTON AVE**  
**Property Detail**

<b>RE #</b>	143901-0000
<b><u>Tax District</u></b>	GS
<b><u>Property Use</u></b>	0000 VACANT RES
<b># of Buildings</b>	0
<b>Legal Desc.</b>	23-2S-27E OAKWOOD VILLA ESTATES
<b><u>Subdivision</u></b>	02639 OAKWOOD VILLA ESTATES
<b>Total Area</b>	12822

Source: Property Appraiser Database, May 1, 2014

According to the 1978 plan, the existing conditions for the residential area was as indicated on page 19 of the study:

“With the exception of the area zoned Residential Mixed (RM) (see map below) to the east of Arlington Road the various sectors zoned residential appear to be basically stable with the present zoning. This sector needs zoning attention because of the intermingling of the mobile homes into a basically single-family structured neighborhood. The neighborhood has some incompatibility of land uses along Mill



Creek Road, Atlantic Boulevard, and Arlington Road where commercial and industrial uses are infringing upon the residential sector. A prime example of commercial intrusion is occurring along Arlington Road. During the last six months of 1977, three rezonings have occurred pushing the commercial strip zoning further north to Arlington Place. It is apparent that if some line is not drawn to curtail this type of intrusion, incompatibility of land use is going to increase.”

Furthermore, the proposed zoning plan for Woodland Acres was developed to “better suit the community’s needs”. As indicated on page 40, the “proposed zoning districts were developed for several reasons:”

- 1) To discourage further encroachment of commercial use
- 2) To discourage further development along Strawberry Creek
- 3) To discourage high-density development within the interior of the neighborhood.

Commercial development, under the plan was indicated as CI or Commercial Intensive. The areas proposed for CI zoning were along arterial roadways such as Arlington Expressway, Atlantic Boulevard and Mill Creek Road. “Mill Creek Road and Atlantic Boulevard are proposed for CI use in order that the existing ILW (Industrial, Light and Warehousing) can be phased out, thus reducing the intensity of uses in areas so close to a RM zoning” as indicated on page 41 of the study.

The Woodland Acres Land Use and Zoning Study, completed by the Planning and Development Department in 2007, echoes the sentiments of the earlier study. Regarding future land use and zoning designations, the 2007 study indicates that “existing land use and zoning designations are consistent with the future land use categories as identified in the Comprehensive Plan. The few non-confirming developments, which are assumed to be grandfathered, occur along the perimeter where residential and commercial uses meet. Given the overall size of the study area, this is a relatively small number of such uses and does not indicate a need for overall changes in land use or zoning designations.”

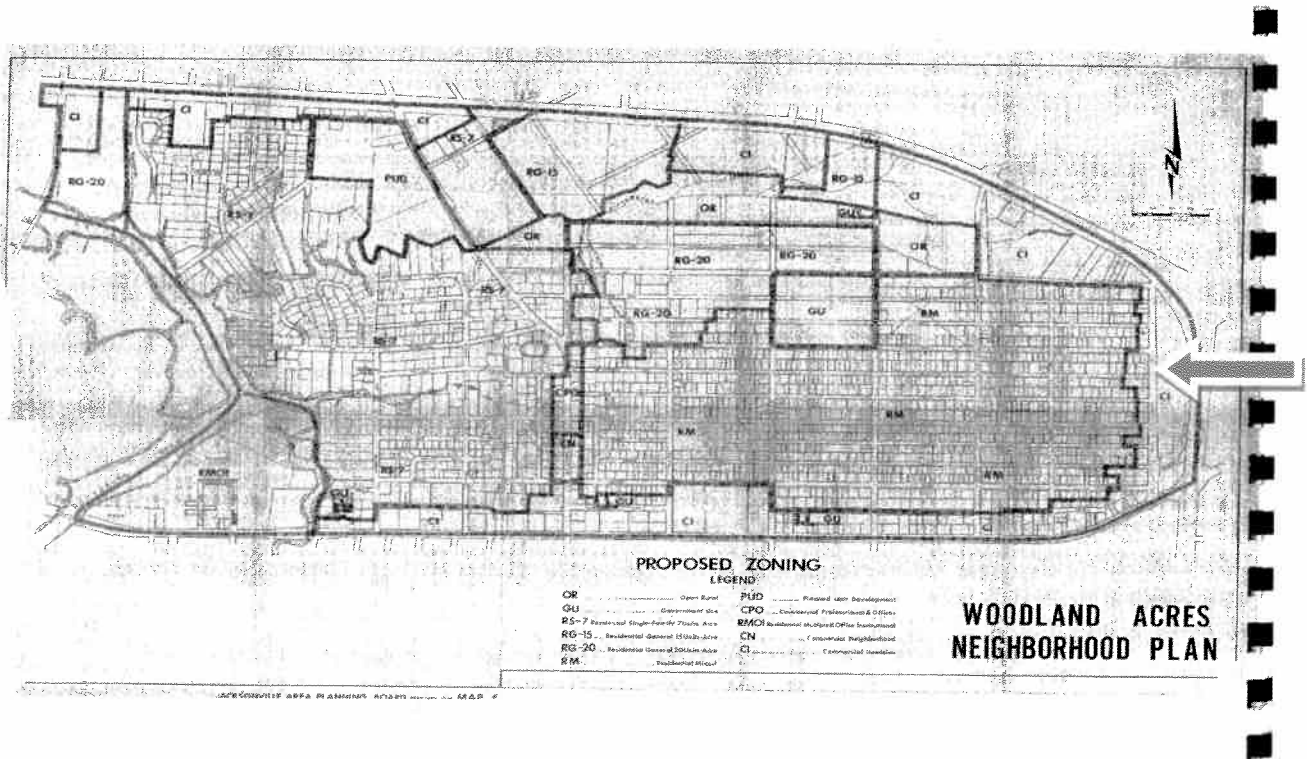
The 2007 Plan further specifies that “the existing 182 acres of Community General Commercial land and 104 acres of Residential-Professional-Institutional land,...are sufficient to account for at least eighteen neighborhood shopping centers, which is more than sufficient to meet the needs of the community.”



A concern for the Woodland Acres area is the possibility for commercial businesses in the CGC land use/CCG-1 zoning to cross the road into parcels with the CGC land use but a less intense commercial zoning. Without certain limitations, architectural guidelines, and sensitive building orientation, these possible uses could negatively impact adjacent residential properties. The example in the study was a Planned Unit Development by Honda of Jacksonville that proposed a new building to store motorcycles, generators and other products. Included in the PUD were architectural guidelines to provide for materials and a sloped roof so that the building would “complement the residential character on that side of the street”. The PUD also restricted loading bays orientation and provided for a larger setback from residential areas as required in the 2007 Zoning Code.” (page 20)

In conclusion, the 2007 study does not support land use amendments for the Woodland Acres area, “unless they can be determined to enhance neighborhood character and be consistent with the guidelines and findings of this study”. In addition, there is no evidence, according to the Property Appraiser Database, that the proposed site was ever developed as a commercial use. Therefore, the existing commercial designations may continue as grandfathered uses and/or designations with no additional land use amendments for the area.

Therefore, based on the aforementioned, the Neighborhood Planning Section finds that the proposed land use amendment from MDR to CGC is **inconsistent** with the Woodland Acres Neighborhood Plan and the Woodland Acres Land Use and Zoning Study.



The map above is from the 1978 Woodland Acres Neighborhood Plan.