

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-157**

**MARCH 19, 2015**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ordinance 2015-157**.

***Location:*** 7928 Rampart Road,  
between Amanda Crossing Drive South & Eagle  
Perch Drive

***Real Estate Number:*** 016485-0000

***Current Zoning District:*** Residential Low Density 60 (RLD-60)

***Proposed Zoning District:*** Public Buildings & Facilities 2 (PBF-2)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southwest, District 4

***Planning Commissioner:*** Chris Hagan

***City Council District:*** The Honorable Jim Love, District 14

***Applicant/Agent:*** Eric Canoura  
F&G Construction General Contractors, Inc.  
2734 Edison Avenue  
Jacksonville, Florida 32254

***Owner:*** Diego Jaramillo  
Iglesia Fuente De Luz Y Salvacion, Inc.  
7928 Rampart Road  
Jacksonville, Florida 32244

***Staff Recommendation:*** **APPROVE**

## **GENERAL INFORMATION**

Application for Rezoning Ordinance **2015-157** seeks to rezone 9.58 acre parcel from the Residential Low Density 60 (RLD-60) to the Public Buildings & Facilities 2 (PBF-2) Zoning District. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to allow for an increase in the total number of children for a daycare on site, which is currently limited to 50 by the RLD-60 Zoning District, and would increase the total number of children to 150, as limited by the PBF-2 Zoning District. To rezone a property to the PBF-2 secondary zoning district, the property must meet specific criteria. The site shall have frontage on a principal arterial, minor arterial or collector street as classified on the Functional Highway Classification Map of the Comprehensive Plan and the minimum lot area shall be two acres. The overall site has frontage along Rampart Road, a collector road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan, and the site is 9.58 acres in area.

## **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

### ***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in a Low Density residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Per Section 656.305 of the Zoning Code, the LDR functional land use category allows a wide range of residential and community services including single family homes, churches, daycares and others. The proposed PBF-2 Zoning District is a secondary zoning district within the LDR functional land use category. The subject property meets the criteria for secondary zoning, with a lot area of 9.6 acres, and possessing frontage on a collector road. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve and integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. This application for rezoning will allow for an existing daycare, which supports the surrounding community, to expand the total number of children it can serve, thus improving the ability of the daycare to support the growing neighborhood.

*Future Land Use Element Policy 3.2.4* states the City shall permit the expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets the design criteria set forth in the Land Development Regulations. The application for rezoning would allow for the expansion of the existing daycare, which has facilities already capable of handling the higher number of children, while keeping any increase in potential traffic limited to Rampart Road. The potential for impact to the surrounding residential neighborhoods is limited, as the site is already developed as an existing church and daycare. The minimal increase in children from 50 to 150, coupled with the buffers already in place surrounding the adjacent residential areas, should not have any negative impact on the surrounding neighborhoods.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

**SURROUNDING LAND USE AND ZONING**

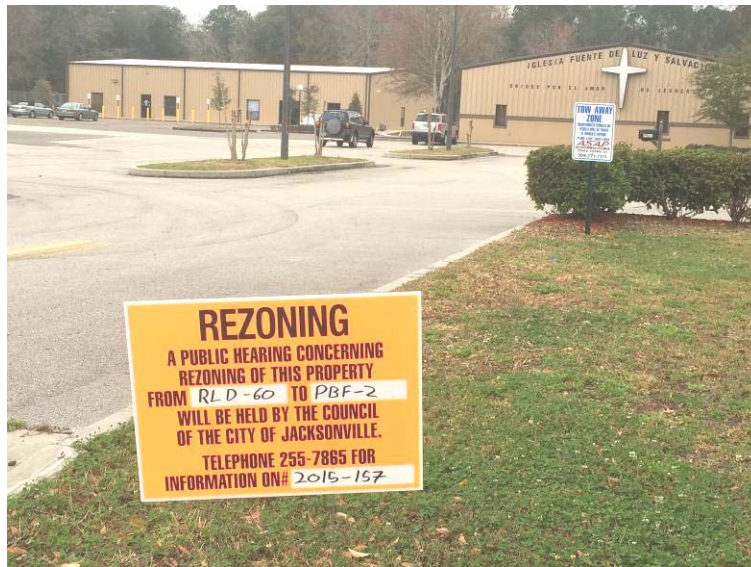
The subject property is located on Rampart Road. The surrounding uses, land use category and zoning are as follows:

<b><u>Adjacent Properties</u></b>	<b><u>Land Use Category</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
North	LDR	RLD-60	Single family residential
East	LDR	RLD-60	Single family residential
South	LDR	RR-Acre	Vacant/ Storm water retention
West	LDR	RR-Acre	Single family residential

The proposed rezoning request is to allow for an increase in the total number of children that may be served at an existing child care facility, consistent with the LDR land use, with the approval of a zoning exception in PBF-2.

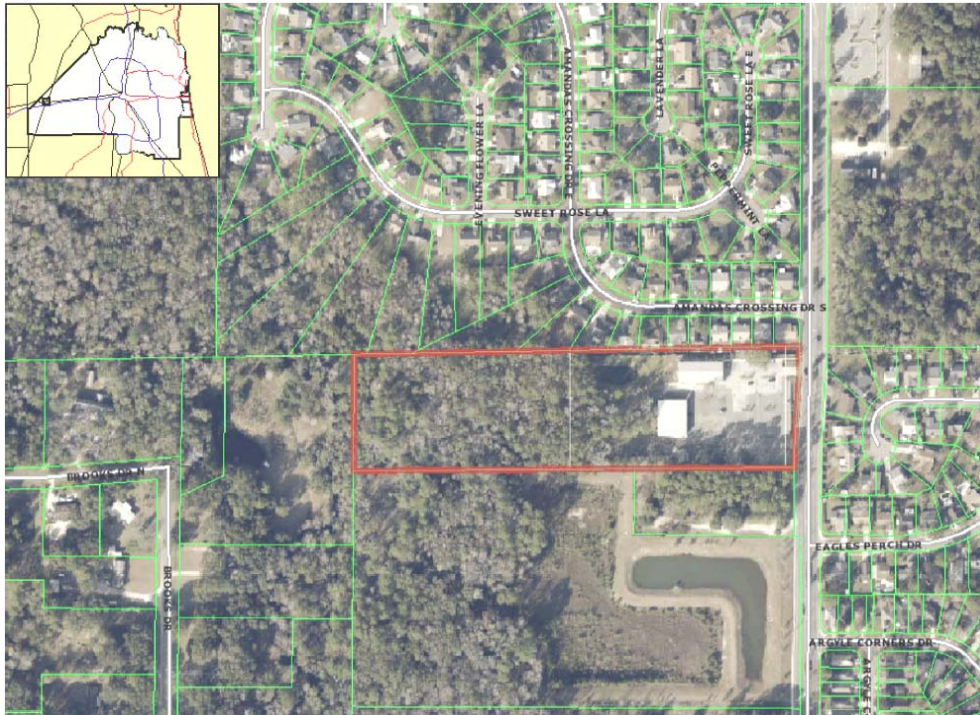
### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on February 25, 2015.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-157** be **APPROVED**



**Aerial**

*Source: City of Jacksonville Planning and Development Department  
Date: February 23, 2015*



**Subject property**

*Source: City of Jacksonville Planning and Development Department  
Date: February 23, 2015*



**Residential property across Rampart Road with large existing privacy fence**

*Source: City of Jacksonville Planning and Development Department  
Date: February 23, 2015*



**Residential property to the north, with large existing privacy fence**

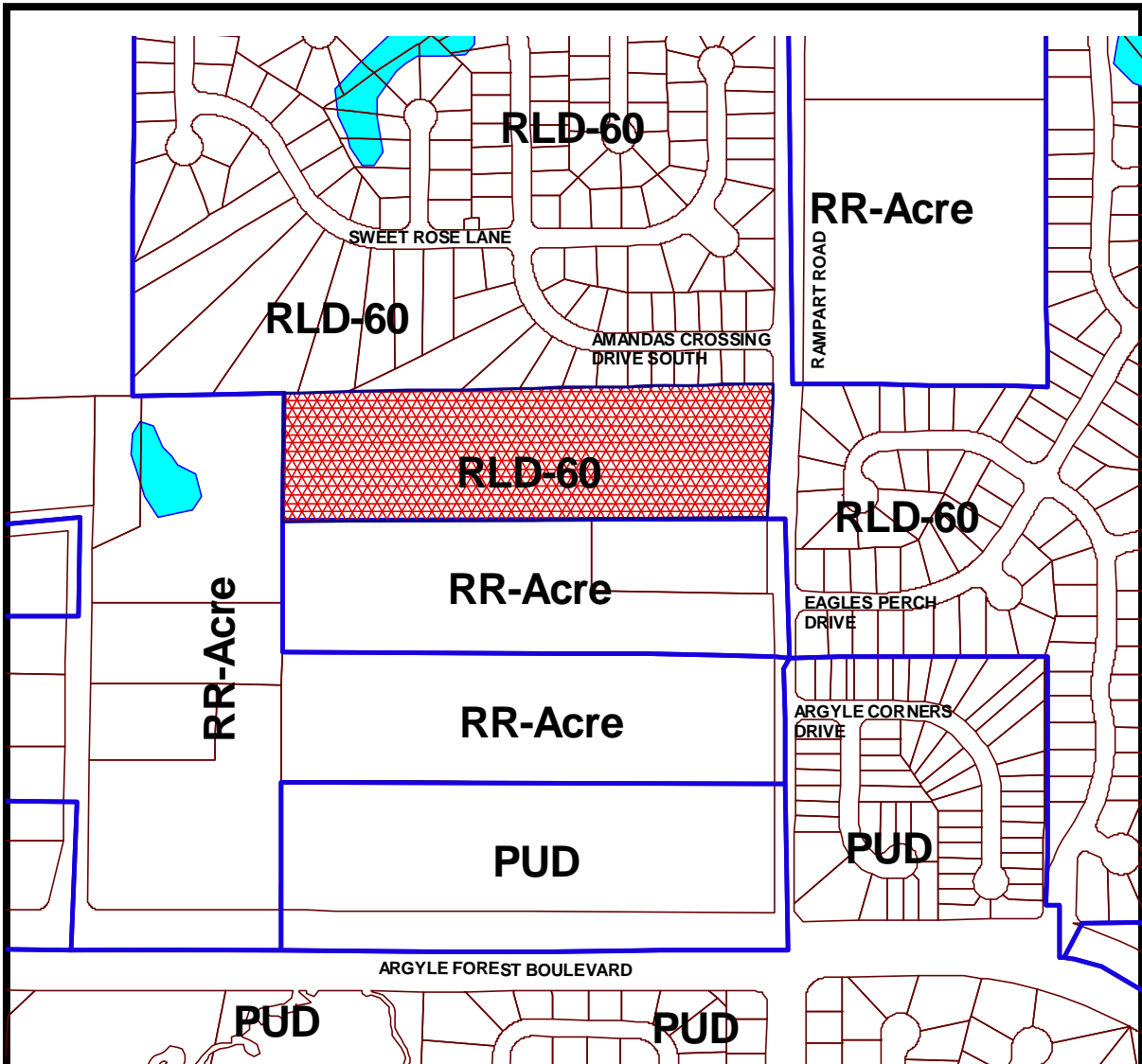
*Source: City of Jacksonville Planning and Development Department  
Date: February 23, 2015*



**Wooded vacant property to the south**

*Source: City of Jacksonville Planning and Development Department*

*Date: February 23, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PBF-2</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>14</b></p> <p>ORDINANCE -2015-0157</p> <p>FILE COPY</p>
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