

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-563

SEPTEMBER 3, 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 **2015-563**.

Location: 12324 Sapp Road South
Between South Sapp Road and Sapp Road

Real Estate Numbers: 106494 0000, 106497 0000, 106915 0000
106912 0005, 106912 0015, 106913 0000
106912 0020, 106912 0200

Current Zoning District: Residential Rural-Acre (RR-Acre)
Residential Low Density – 100A (RLD-100A)

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, 6

Planning Commissioner: Lisa King

City Council District: The Honorable Al Ferraro, District 2

Owner: Ted Skopinski
Decatur Properties, Inc.
3490 Piedmont Road, Suite 420
Atlanta, Georgia 30305

Mary Blankenship
10859 Windy Gale Drive West
Jacksonville, Florida 32218

Agent: Kelly Smith
Atlee Development Group, Inc.
5851 Timuquana Road, Suite 301
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-563** seeks to rezone 26.85+/- acres of land from the RR-Acre to RLD-60 Zoning District. The subject property is a collection of 8 smaller parcels of undeveloped woodland and vacant residential located at the northern and southern terminus of Sapp Road. The southern portion of the land has frontage along Caney Branch Creek and appears to have significant wetland resources present on site. The subject property is within the LDR functional land use category as defined by the Future Land Use Map (FLUM) series contained in the Future Land Use Element (FLUE) as adopted as part of the 2030 Comprehensive Plan. The minimum lot requirements for the proposed RLD-60 zoning district include a minimum lot size of 6,000 square feet and 60-foot lot width.

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. The LDR functional land use is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category.

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. This rezoning furthers the Goals, Objectives and Policies of the Future Land Use Element (FLUE) 2030 Comprehensive Plan, including the following:

FLUE Goal 3

To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1: Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Developmental Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations. The proposed RLD-60 zoning district allows development compatible with the surrounding lot sizes which are predominately a mix between 70 and 100 feet wide lots.

Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents. This application for rezoning will allow for the existence of a single-family development, thereby strengthening the viability of the residential area.

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. Proposed lot size of 60 feet in width is generally compatible with the surrounding 90, 100, and 60 feet wide parcels. The aforementioned lot sizes represent medium sized to large lot single-family development and provide a greater variety of housing product types within the area.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RR-ACRE/ RLD-100A	Undeveloped/ Single-family
East	LDR	RLD-100A PUD (2000-788-E)	Single-family
South	LDR	RLD-60	Single-family
West	LDR	RR-ACRE/ PUD (2002-1157-E)	Duplex-detached

The proposed rezoning to RLD-60 will be consistent and compatible with the surrounding residential land uses and 60 feet wide, 90 feet wide, and 100 feet wide lots.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on August 20, 2015:



Source: Staff, City of Jacksonville Planning and Development Department
Date: 8/20/15

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2015-563** be **APPROVED**.



Subject parcels, south of Sapp Road is undeveloped.

*Source: Staff, City of Jacksonville Planning and Development Department
Date: 8/20/15*



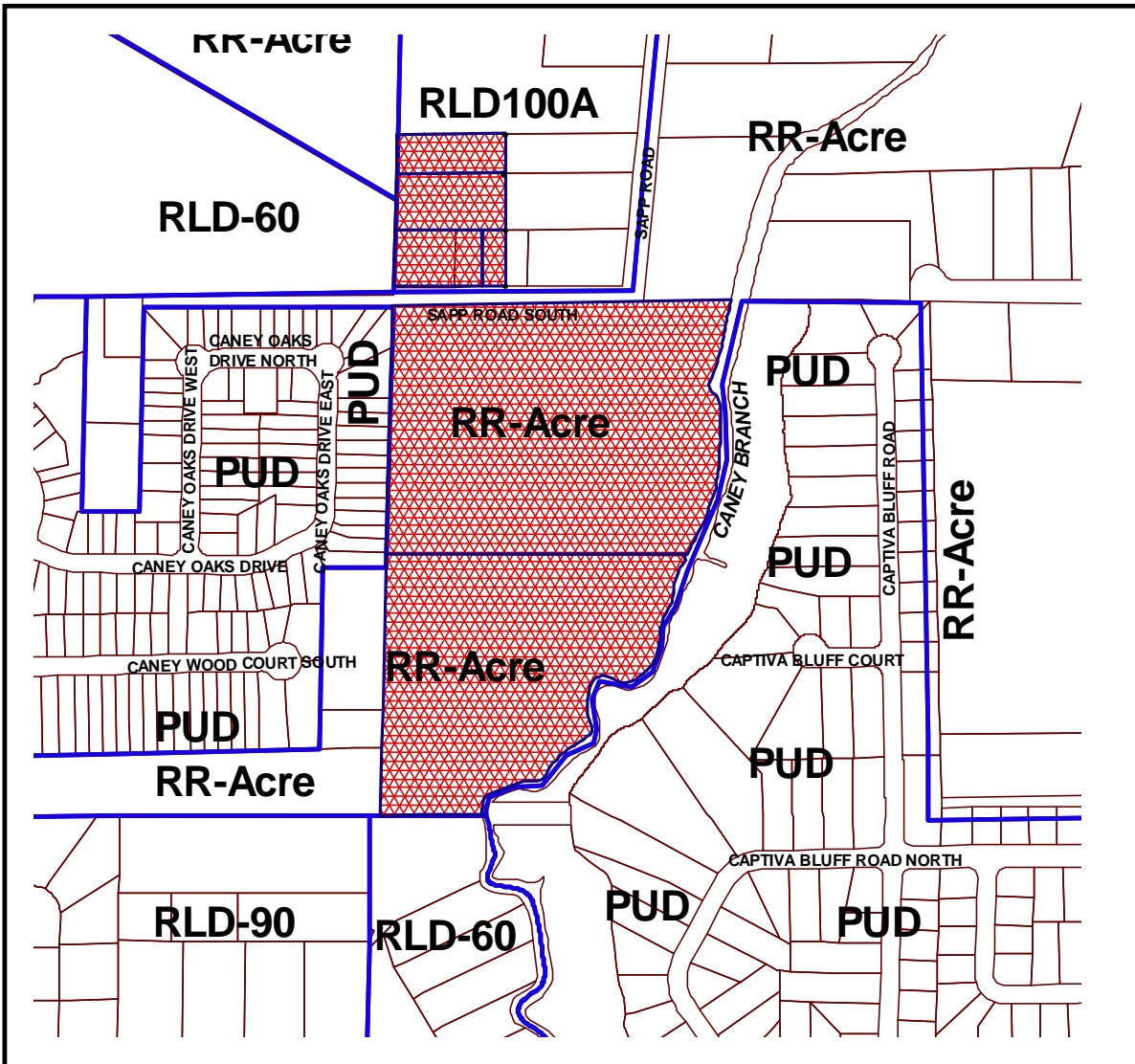
Subject parcels, south of Sapp Road developed with vacant single-family structures.

*Source: Staff, City of Jacksonville Planning and Development Department
Date: 8/20/15*



Typical single-family development along Sapp Road, north of the subject site.

Source: Staff, City of Jacksonville Planning and Development Department
Date: 8/20/15



<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre & RLD100A</p> <p>TO: RLD-60</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:</p> <p>11</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-0000-0000</p>	<p>TRACKING NUMBER:</p> <p>T-2015-0883</p>	<p>Exhibit 2</p>