

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-0689

NOVEMBER 5, 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 2015-0689**.

Locations: 4677 Golden Spike Court; on the west side of Clydesdale Drive West and the north side of Golden Spike Court

Real Estate Numbers: 155674-0000

Current Zoning District: Rural Residential Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-70 (RLD-70)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Matt Schellenberg, District 6

Agent/Owner: Michael Carter
300 Kingsley Lake Drive; Suite 401
St Augustine, Florida 32092

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-0689** seeks to rezone 22.18 acres of land from the Rural Residential Acre (RR-Acre) Zoning District to the Residential Low Density-70 (RLD-70) Zoning District. The proposed rezoning is to allow for single family homes on lots a minimum of 70 feet wide. The site is within the Low Density Residential (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. The property has frontage on Clydesdale Drive West which is a local/residential road. The area contains a mix of Zoning Districts, which range in configuration from individual properties to lots in single family subdivisions with 70 to 100 foot wide lots to undeveloped Rural Residential Acre lands. The proposed zoning would allow for 70 foot wide lots, with a minimum size of 7,200 square feet.

The LDR land use category permits a maximum of 7 units per the acre (154 dwellings), but the minimum lot size requirements for RLD-70 in this case would permit only a maximum of 134 lots/dwellings.

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 the 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 land use category is generally defined as a category that provides for low density residential development. Single-family detached housing should be the predominate development type in this category. The density, location and mix of uses shall be pursuant to the Development Areas as set forth in the 2030 Comprehensive Plan. The proposed RLD-70 category is for single family detached dwellings, and is consistent with the surrounding Zoning Districts that are all contained within the LDR land use destinations. 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:

FLUE Objective 3.1: The City shall 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.

FLUE Objective 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE 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 promote an infill single-family development project, thereby strengthening the viability of this established residential area. The proposed rezoning matches the surrounding zoning districts and the established pattern of development. The area is mostly developed, with some new single family home projects under construction nearby. This site is roughly 25% of the remaining RR-Acre property in the area that is surrounded by single-family subdivision development. Seventy-five (75) percent of the area surrounding the site is developed with RLD-70 and RLD-90 lot size subdivisions in conventional and PUD Zoning Districts.

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

No. The proposed change in Zoning District is consistent with the Low Density Residential future land use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The LDR category allows for densities of up to 7 units per acre when full urban services are available, as is the case for this property. The proposed zoning designation of RLD-70 provides a consistent density with the LDR land use category while allowing for a transition from the existing RLD-90 Zoning district to the south and east to the PUD zoning districts to the north and west with similar 70 feet wide lot sizes. The proposed rezoning does not conflict with any portion of the City's land use regulations and the proposed lot size of 70 feet in width is generally compatible with surrounding development.

SURROUNDING LAND USE AND ZONING

The subject property is located on Clydesdale Drive West, which is located on the south side of Hood Road between Old St Augustine Road and Shad Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Undeveloped
East	LDR	RLD-90	Single-family homes
South	LDR	RLD-90/PUD	Single-family homes
West	LDR	PUD	Single-family homes

The requested RLD-70 Zoning District is consistent with the LDR land use category and with the surrounding Zoning Districts in the immediate vicinity.

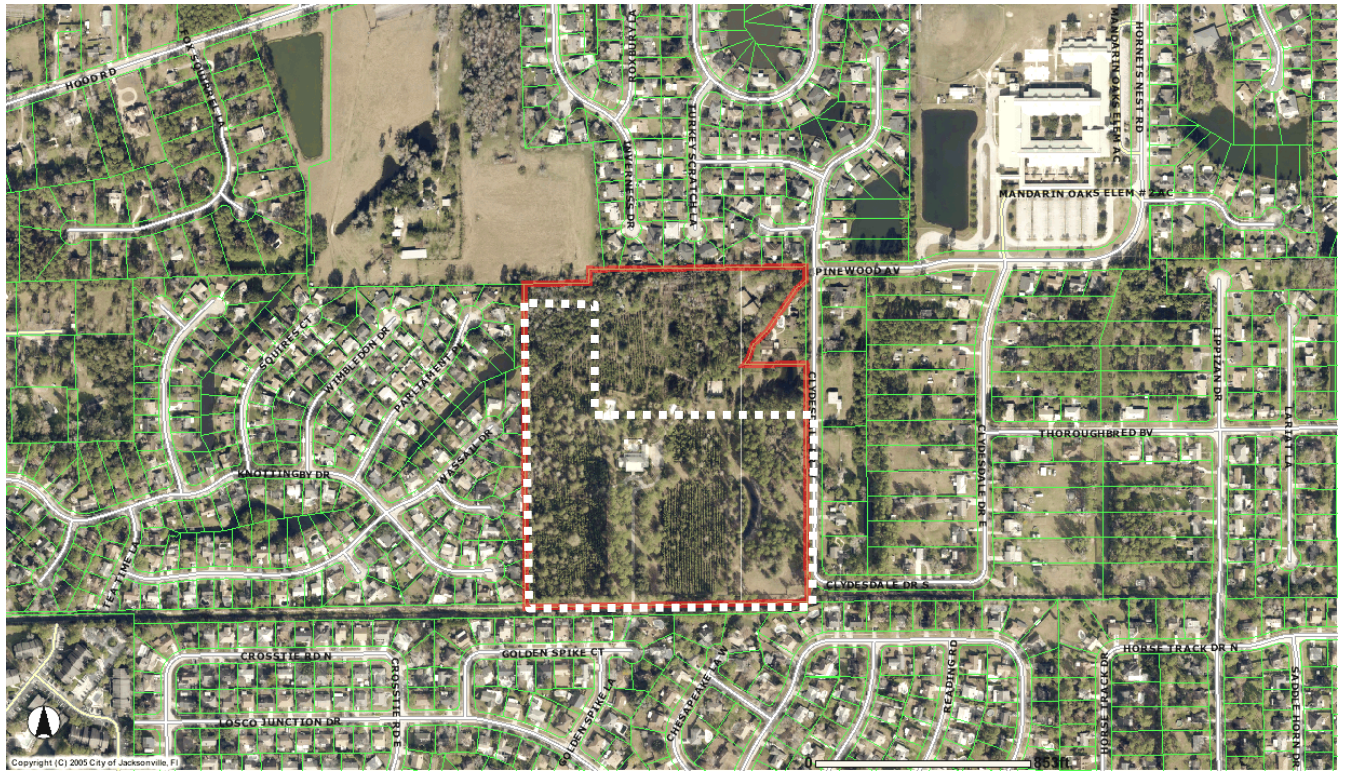
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on October 26, 2015.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-0689** be **APPROVED**.



Aerial view of the subject site facing north



The subject site on the right facing south along Clydesdale Drive West



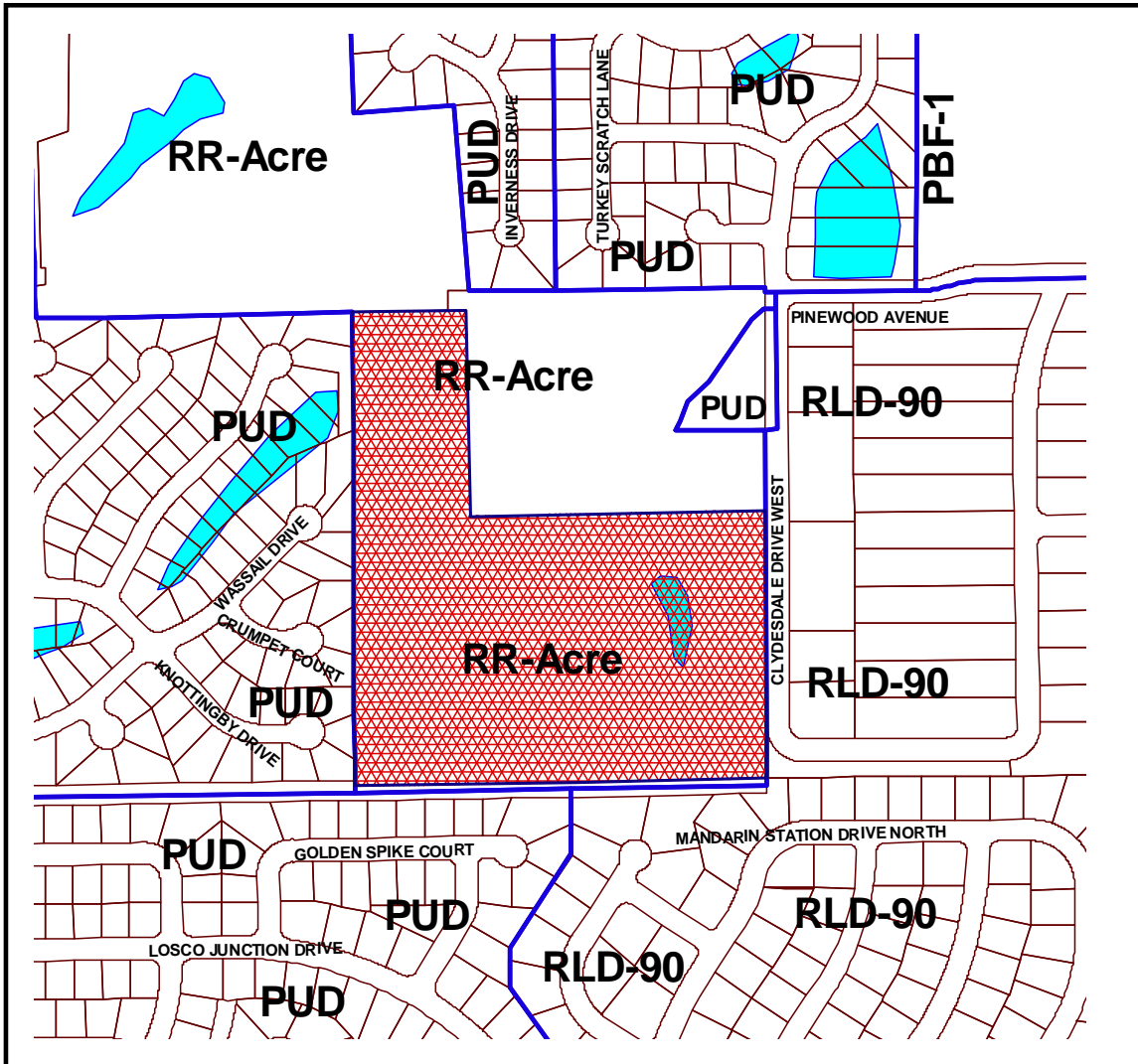
The subject site on the right facing south along Clydesdale Drive West



The subject site on the left facing north along Clydesdale Drive West



Facing west into the subject site from Clydesdale Drive West



<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre</p> <p>TO: RLD-70</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER: ORD 2015-0689</p>	<p>TRACKING NUMBER: T-2015-0929</p>	<p>Exhibit 2</p>