

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-808

JANUARY 7, 2016

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 **2015-808**.

Location: 3102 Lake Shore Boulevard between Hamilton Street and Boxwood Road

Real Estate Numbers: 094298-0000

Current Zoning District: Residential Low Density-90 (RLD-90)

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, 4

Planning Commissioner: Chris Hagan

City Council District: The Honorable Jim Love, District 14

Applicant/Agent: Cynthia Segraves
3102 Lake Shore Boulevard
Jacksonville, Florida 32210

Owner: Cynthia Segraves
3102 Lake Shore Boulevard
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-808** seeks to rezone a 0.85 acre portion of the 2 acre parcel from RLD-90 to RLD-60. The property is currently developed with a single family dwelling and accessory structure. The parent parcel has approximately 160 feet of frontage along Lake Shore Boulevard. The 0.85 acre parcel will meet the minimum frontage, lot width and lot area of the RLD-60 Zoning District and will be split from the parent parcel if the rezoning is approved. The portion zoned RLD-60 will be adjacent to an existing RLD-60 Zoning District.

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.

Low Density Residential (LDR) 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. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

The maximum gross density in the Urban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

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?

FLUE Policy 1.1.5 The Land Development Regulations shall contain several zoning districts in each residential category, which will allow a range of residential densities in

order to ensure that the total population capacity in any land use category does not exceed the holding capacity determined in Appendix in the FLUE for each planning district.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE 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 Development 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.

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 is not in conflict with any portion of the City's land use regulations. The proposed rezoning will allow a continuance of residential development in the area and provide a greater variety of housing types and services.

SURROUNDING LAND USE AND ZONING

The subject property is located on Lake Shore Boulevard with the surrounding uses, land use categories and zoning as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RLD-90	Single family dwelling
East			Ortega River
South	LDR	RLD-60	Undeveloped / single family dwelling
West	LDR	RLD-60	Single family dwellings

The proposed rezoning to RLD-60 will be consistent and compatible with the surrounding residential uses in the area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on December 17, 2015, the required Notice of Public Hearing sign **was** posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2015-808** be **APPROVED**.



Aerial view of property



The subject site on the right facing east along Lakeshore Blvd.



Facing south into the subject site from Lakeshore Blvd.



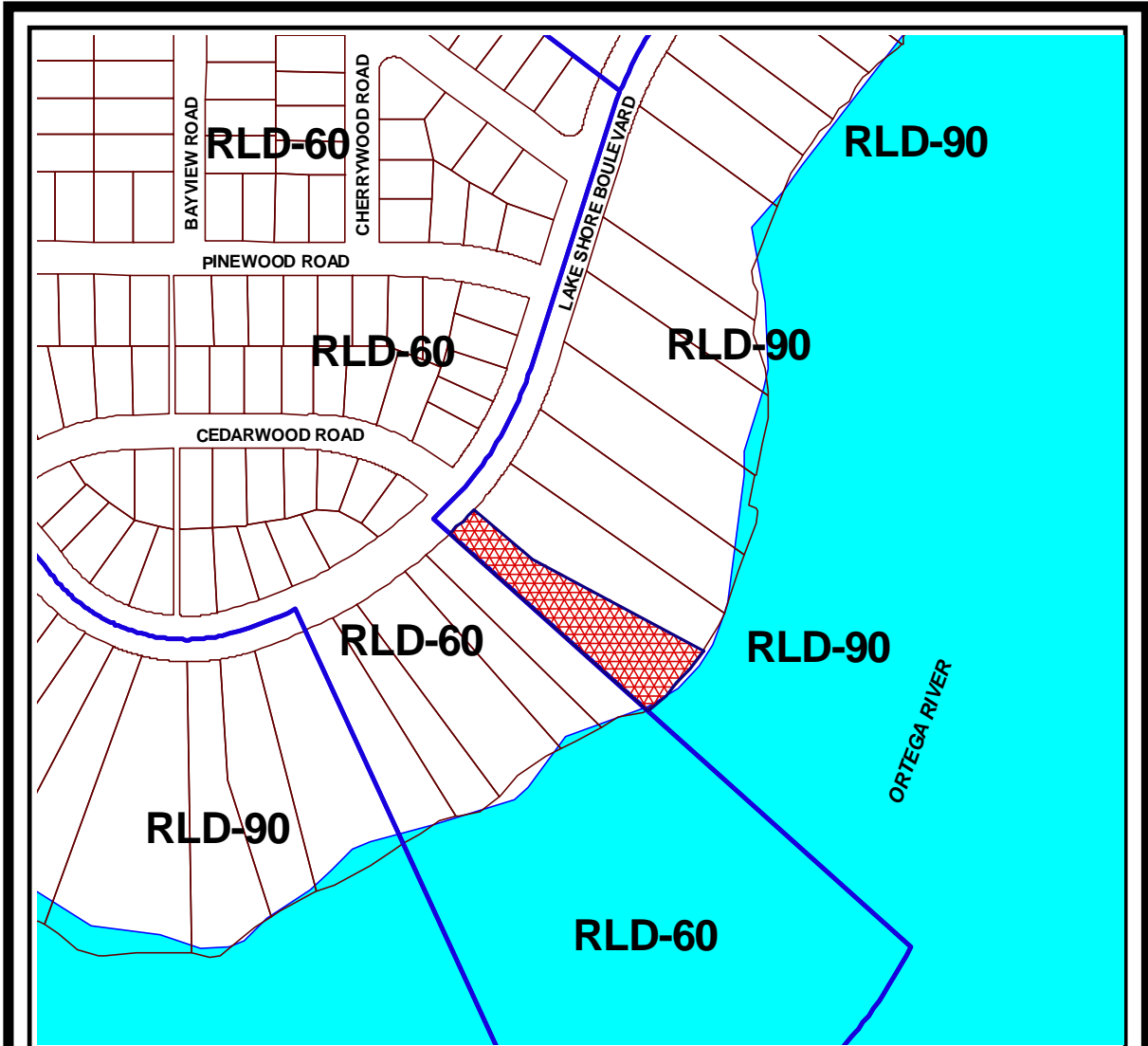
Facing south into the subject site from Lakeshore Blvd.



Facing south into the subject site from Lakeshore Blvd.



The subject site on the left facing west along Lakeshore Blvd.



<p>REQUEST:</p> <p>FROM: RLD-90</p> <p>TO: RLD-60</p>		
<p>ORDINANCE NUMBER: ORD-2015-0808</p>	<p>TRACKING NUMBER: T-2015-0978</p>	<p>COUNCIL DISTRICT: 14</p> <p>Exhibit 2</p>