

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORD. 2016-0107

MARCH 3, 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 2016-0107**.

Location: 0 Flynn Road
Between Loretto Road and Orange Picker Road

RE Number: 105679-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast (3)

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Matt Schellenberg, District 6

Applicant/Agent: Michael C. Holbrook
Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida 32246

Owner: Robert Handmaker
Newco Flynn, LLC
2451 3rd Street North
Jacksonville Beach, Florida 32350

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **Ord. 2016-0107** seeks to rezone an undeveloped 5.42 acre parcel from the RR-Acre to RLD-90 zoning district. Approval of this application would permit the

subdivision of the property for single family residential development consistent with the adjoining subdivision directly to the south. The site is located within the Suburban Development 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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan and is inconsistent therewith. The RLD-90 zoning district is a primary zoning district within the LDR functional land use category and Suburban Development Area. Principle allowable uses include:

Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area: and Other uses associated with and developed as an integral component of TND.

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 Policy 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.

The proposed development targets a specific housing type and characteristics that meet the needs of the area.

FLUE Policy 3.1.21

The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.

The proposed development will be required to meet all applicable land development standards including scale, massing, height, transportation, drainage and utilities.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will allow development of multiple lots that can meet the lot requirements of the RLD-90 zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The 5.42 acre parcel is undeveloped and is located approximately one-half mile west of S.R. 13/ San Jose Boulevard and will be accessible via Loretto Road to the north and Orange Picker Road to the south.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-90	Single Family Residential
East	LDR	RR-Acre	Single Family Residential
South	LDR	RLD-90	Single Family Residential
West	LDR	RLD-90	Single Family Residential

Therefore, the proposed rezoning is consistent and compatible with the adjacent and surrounding residential zoning districts, including lot size, orientation and development standards.

SUPPLEMENTARY INFORMATION

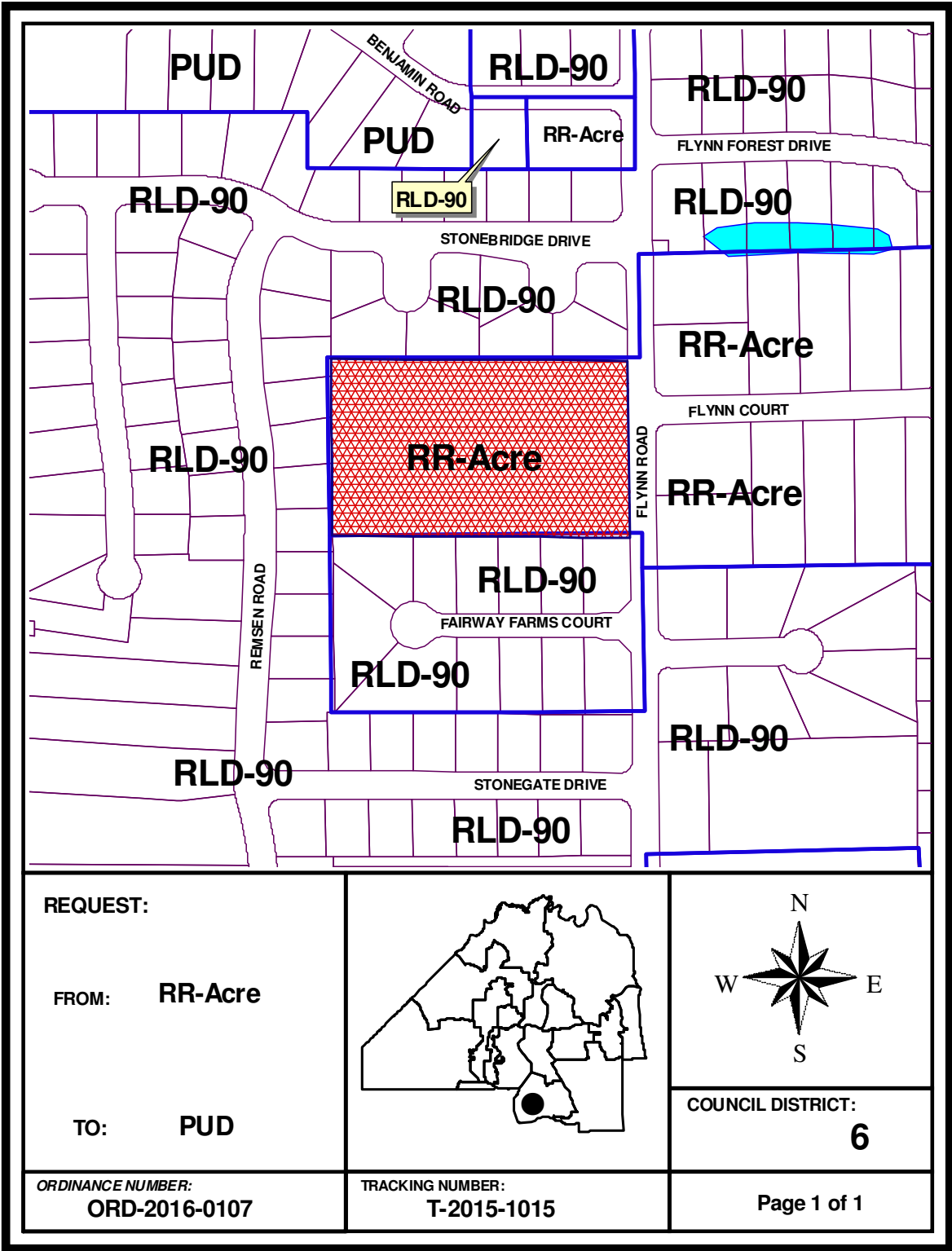


Figure 1. Subject property viewed looking northwest from Flynn Road.

Upon visual inspection of the subject property on February 2, 2016, the required Notice of Public Hearing sign **WAS** posted.

RECOMMENDATION

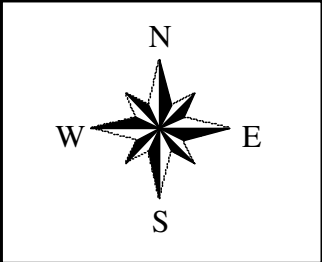
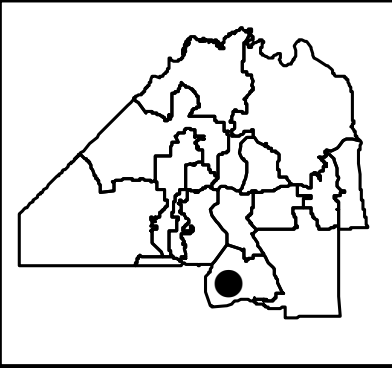
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning ORD. 2016-0107 be APPROVED.



REQUEST:

FROM: RR-Acre

TO: PUD



COUNCIL DISTRICT:

6

ORDINANCE NUMBER:

ORD-2016-0107

TRACKING NUMBER:

T-2015-1015

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