

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0499

AUGUST 17, 2017

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 **2017-0499**.

Location: 0 Sandler Road; on the south side of Sandler Road between Connie Jean Road and Old Middleburg Road

Real Estate Numbers: 015603-0020

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Curtis Hart
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Hoose Homes and Investments, LLC
7563 Philips Highway, Suite 109
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0499** seeks to rezone 10+ acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) for the purpose of developing the property with a single-family subdivision. The site has frontage on Sandler Road and contains a mix of buildable land and some wetland property to the rear. JEA electric, water and sewer service is available to the site. Though the properties adjacent to the north and south are both located in the RR-Acre Zoning District, a lot of land in the immediate area is developed consistent with RLD-60 Zoning District standards. The proposed lot size is consistent with the surrounding 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. The LDR category, in the Suburban Development Area, permits low density residential development up to 7 dwelling units per acre. The proposed use is permitted in the LDR land use category of which single-family development is the predominant use. The rezoning request is compatible with the existing Land Use category of LDR.

The proposed Rezoning request is consistent with the following Goals, Policies and Objectives of the Future Land Use Element (FLUE) as set forth in the 2030 Comprehensive Plan:

FLUE Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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 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 property is completely surrounded by LDR land use. The proposed rezoning to RLD-60 promotes a pattern of compatible uses consistent with FLUE Policy 1.1.22 and facilitates the stability and viability of existing residential development. The rezoning provides additional housing opportunities for the area consistent with Objective 3.1 and Policies 3.1.6 of the FLUE. The proposed amendment protects the character of the nearby residential area and optimizes the combined potentials for economic benefit as required by FLUE Goal 1. The rezoning is consistent with the LDR Land Use Category description. The rezoning should demonstrate full consistency with the other identified Policies as described above in order to be deemed consistent with the general intent of the Comprehensive Plan.

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

Yes. The proposed amendment is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan: The resulting development will be below the maximum density of 7 units per acre, and will result in the development of the property of roughly thirty-three lots for single family homes. The proposed rezoning will allow the property to be developed in a lot pattern that is similar to the surrounding area, and increase the available housing stock in the area. New residential homes built on the subject site would be considered infill residential development, located in a pocket of Rural Residential-Acre, surrounded by more compact and denser residential lots.

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 be rezoned from RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Sandler Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single Family
East	LDR	RR-Acre/RLD-60	Single Family
South	LDR	RLD-60	Single Family
West	LDR	RR-Acre	Single Family

The property is a single parcel of land, located adjacent to four large RR-Acre lots to the east and one to the west with RLD-60 and RLD-70 properties beyond, all developed as single-family properties. The properties to the north and south are developed in a similar pattern to what's proposed for this land with smaller lot sizes, consistent with the RLD-60/70 lot requirements for size, dimensions and setbacks. Approval of this rezoning to RLD-60 would provide for the 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 7, 2017, 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 **2017-0499** be **APPROVED**.



Aerial view of the subject site facing north



The subject property ahead on the left facing west along Sandler Rd.



The subject property on the right facing east along Sandler Rd.

