

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2017-0602 (WRF-17-22)

OCTOBER 3, 2017 (REVISED)

Location: 1237 Lechlade Street
Northwest corner of Lechlade Street and Lechlade Court

Real Estate Number(s): 079269 0000

Waiver Sought: Reduce Minimum Required Road Frontage from 48 Feet to 18 Feet

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Owner: Community Investments, LLC
4419 Longfellow Street
Jacksonville, FL 32210

Agent: T.R. Hainline, Jr., Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-0602** (WRF-17-22) seeks to reduce the required minimum road frontage from 48 feet to 18 feet for a proposed single-family residence. The size is currently zoned Residential Low Density-60 (RLD-60) and is located in the Low Density Residential (LDR) land use category. Additionally, the subject property is located within the boundaries of the Riverside-Avondale Historic District and the primary structure on the lot is considered a contributing property to the historic district. The subject property is currently a lot of record that is approximately 0.54 acres in size and is located at the northwest corner of Lechlade Street and Lechlade Court. The applicant is seeking to divide the parcel into two separate lots with the intention of constructing a new single-family lot

on the northeast half of the existing lot. The new lot is proposed to connect to Lechlade Street via an eighteen (18) foot section of property that will be included within the new parcel and will be located along the northwest property line of the existing lot. The primary address for the existing parcel is 1243 Lechlade Street and the proposed new address for the new lot would be 1237 Lechlade Street.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. The subject property is currently a lot of record within the Riverside Terrace plat. The applicant is seeking to divide the existing parcel in an effort to construct a new single-family residence on the site. The new lot conforms to all of the minimum lot requirements for the RLD-60 zoning district except for the required road frontage. Additionally, the two resulting lots meet all requirements of the Riverside Avondale Zoning Overlay. Due to the location of the existing residence on the property, there is no practical way to divide the lot without a waiver of road frontage.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No. Per Chapter 654 (Code of Subdivision Regulations), a lot is considered subdivided if three or more lots are created. The proposed division of this lot will only result in two lots. Therefore, the division does not circumvent Chapter 654 (*Code of Subdivision Regulations*).

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

Yes. The applicant is proposing to divide a large lot of record into two lots. The two lots created as a result of the split will both be larger than the average platted lots in the vicinity. The resulting lots will not interfere with or injure the rights of adjacent property owners.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

The resulting lot with insufficient road frontage has 18 feet of road frontage along Lechlade Street, thus negating the need for an easement.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. The 18-foot wide access is adequate for the lot to be accessed by fire, rescue, and public services. The City Addressing Section has already assigned an address for the new lot and entered the address into the 911 system.

ADDITIONAL RIVERSIDE AVONDALE ZONING OVERLAY CRITERIA

Pursuant to Section 656.399.13 of the Zoning Code, the following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:

- a) *Whether the proposed rezoning is consistent with a the Riverside/Avondale Zoning Overlay District and the historic district regulations;*

The proposed waiver of road frontage does not violate any provision of the Riverside Avondale Zoning Overlay.

- b) *Whether the rezoning will negatively affect or alter the character of the character area or corridor;*

The proposed waiver will not have a negative effect or alter the character of the area. The two resulting lots will be larger than the existing platted lots in the vicinity.

- c) *Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and*

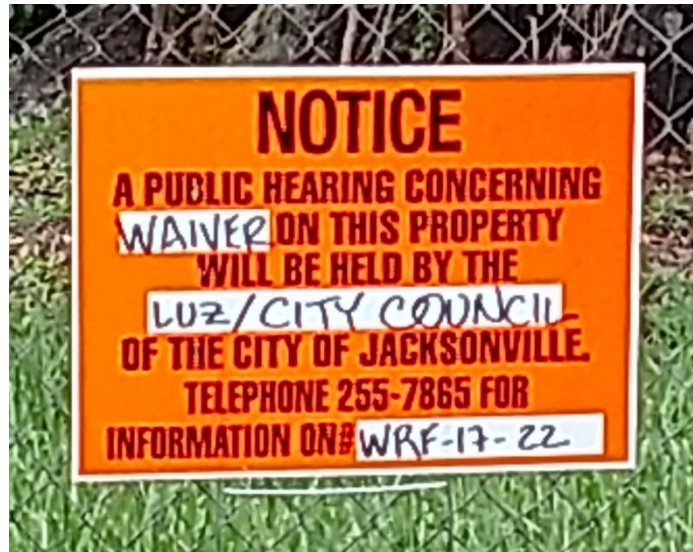
No natural resources will be impacted by granting the waiver.

- d) *Whether the rezoning would have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark or landmark site.*

The existing lot contains a contributing structure built in 1909. Allowing the lot to be divided in two will allow the owners to fund the preservation and restoration of the existing home, resulting in a positive effect.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 6, 2017 by the Planning and Development Department 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 Waiver of Minimum Required Road Frontage **Ordinance 2017-0602 (WRF-17-22)** be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department

Date: 08.18.2017



Subject Property

Source: Staff, Planning and Development Department

Date: 08.18.2017



Subject property and adjacent properties to the east

Source: Google StreetView

Date: 09.06.2017



Adjacent property to the northwest

Source: Google StreetView

Date: 09.06.2017



Adjacent properties to the southwest, across Lechlade Street

Source: Google StreetView

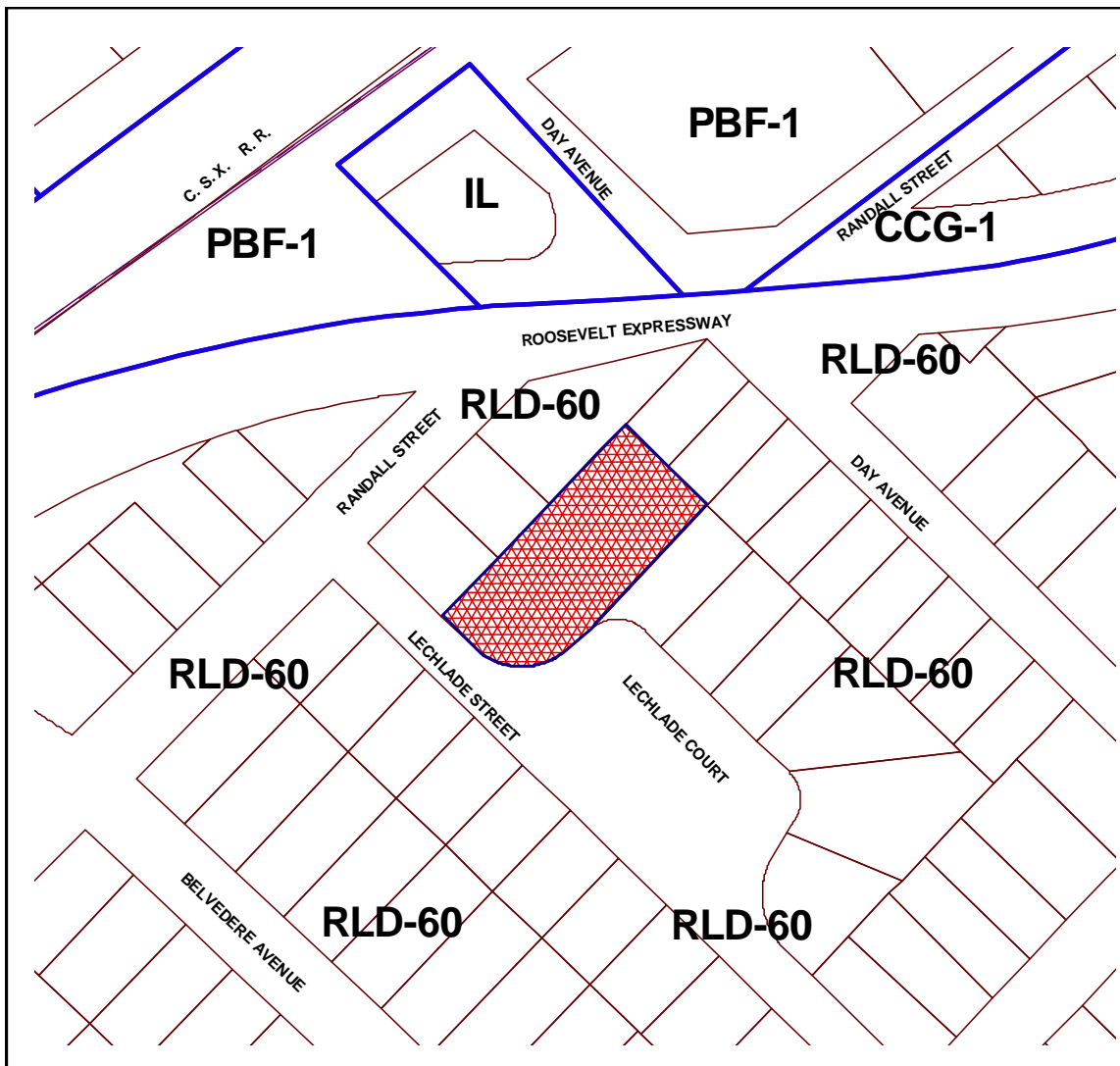
Date: 09.06.2017

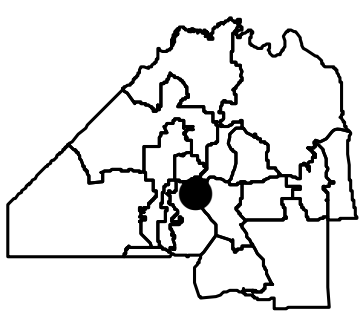
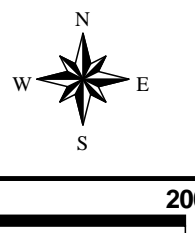


Passive park to the southeast

Source: Google StreetView

Date: 09.06.2017



<p>REQUEST SOUGHT:</p> <p>REDUCE ROAD FRONTAGE FROM 48 FT. TO 18 FT.</p>	 <p>APPLICATION NUMBER: WRF-2017-0022</p>	 <p>COUNCIL DISTRICT: 14</p> <p>EXHIBIT 2</p>
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