

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2017-0629

OCTOBER 5, 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 **2017-0629**.

Location: 1357 Laclede Avenue; on the east side of Laclede Avenue between Lenox Avenue and Park Street

Real Estate Number(s): 011738 0000

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

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest (4)

Applicant/Owner: John Moran
JKN Properties
13464 Ellsworth Lane
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0629** seeks to rezone southern half of the property (approximately 0.84 acres of land) from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D). The property is currently developed with a one single-family residence. The property is approximately 1.68 acres in size and features a split zoning and land use. The northern half of the parcel is currently zoned RMD-D and located in the Medium Density Residential (MDR) land use category while the southern half is zoned RLD-60 and located in the Low Density Residential (LDR) land use category. There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the *2030 Comprehensive Plan*, **Ordinance 2017-0628 (Application 2017C-021)** that changes the functional land use category of the southern half of the subject property from LDR to MDR. The proposed redevelopment plans for the property are unknown. The site is not currently connected to public sewer or water.

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 subject property features a split land use which is the Medium Density Residential (MDR) and Low Density Residential (LDR) functional land use categories according to the FLUMs (Future Land Use Map series) adopted as part of the 2030 Comprehensive Plan. There is a companion application for Semi-Annual amendment to the Future Land Use Map Series **2017C-021 (Ordinance 2017-0628)** that seeks to amend the land use category from LDR and MDR to MDR, which staff has provided a recommendation to approve.

The RMD-D zoning district is a primary zoning district in the MDR category. The Medium Density Residential (MDR) in the urban area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in areas which are supplied with full urban services and in locations which transition between commercial and residential land uses.

Therefore, the proposed rezoning will be 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. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Future Land Use Element (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 developmental review process.

FLUE Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the project 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 Object Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FLUE Policy 3.1.3

Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

FLUE Policy 4.1.8B

The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area’s vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

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 zoning district would be compatible to the adjoining properties to the north and with the general character of the surrounding area. Additionally, the northern half of the subject property is currently zoned RMD-D; the rezoning of the southern half of the parcel will create a contiguous zoning district for the entire parcel. The lot meets the lot requirements of the RMD-D Zoning District as set forth in Section 656.306 of the Zoning Code and is currently developed with a one single-family residence. Finally, the companion land use application **2017C-021 (2017-0628)** would amend the land use category to a compatible land use category.

SURROUNDING LAND USE AND ZONING

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

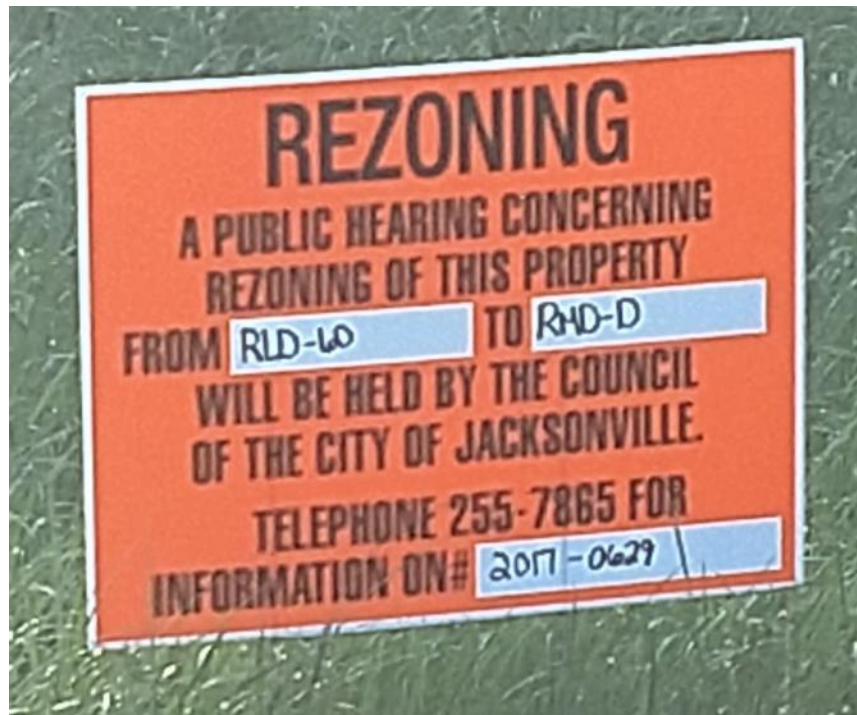
Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Multi-family
South	LDR	RLD-60	Undeveloped

East	LDR	RLD-60	Undeveloped
West	CGC/HDR	CCG-1/RHD-A	Single-family/Multi-family

The proposed rezoning will allow the property to be unified under a single-zoning district. The zoning district is compatible with the existing zoning district to the north and west. If approved, the rezoning of this site would allow the property owner to consistent redevelop the entire site.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 20, 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 **2017-0629** be **APPROVED**.



Aerial

*Source: Staff, Planning and Development Department
Date: 08.18.2017*



Subject Property

Source: Staff, Planning and Development Department

Date: 09.20.2017



Adjoining property to the north

Source: Staff, Planning and Development Department

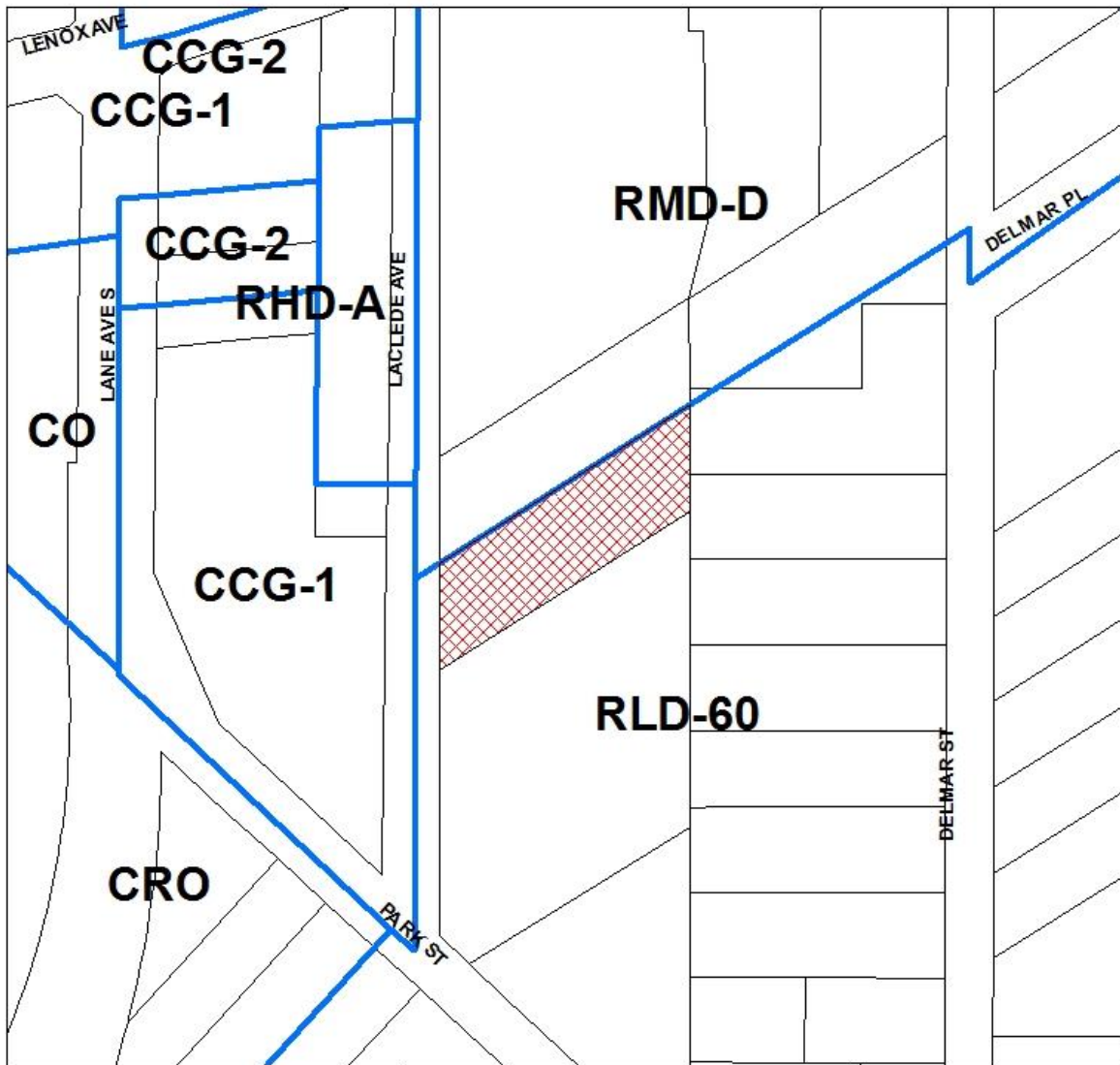
Date: 09.20.2017

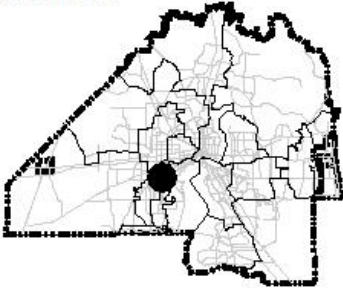
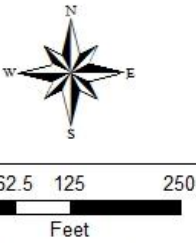


Adjoining property to the west, across Laclede Avenue
Source: Staff, Planning and Development Department
Date: 09.20.2017



Adjoining property to the west, across Laclede Avenue
Source: Staff, Planning and Development Department
Date: 09.20.2017



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p> 	 <p>0 62.5 125 250 Feet</p> <p>COUNCIL DISTRICT: 9</p>
<p>ORDINANCE NUMBER: ORD-2017-0629</p>	<p>TRACKING NUMBER: T-2017-1532</p>	<p>Page 1 of 1</p>