

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2018-0444**

**August 23, 2018**

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 **2018-0444**.

***Location:*** 9490 Sandler Road

***Real Estate Numbers:*** 015603 0010

***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 L. Hart  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owner:*** Joreta D. Carter  
9525 Sandler Road  
Jacksonville, Florida 32222

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2018-0444** seeks to rezone approximately 9.4 acres of property on the south side of Sandler Road from RR-Acre to RLD-60 in order to permit the creation of a subdivision. The immediately adjacent parcel to the east was previously rezoned from RR-Acre to RLD-60 under Ordinance 2017-0499. To the west of the subject parcel, there are two RLD-70 subdivisions, one on the north side and one on the south side of Sandler Road. There is also a PUD subdivision northeast of the subject parcel, across Sandler Road, containing a mixture of 60 and 70 foot wide lots.

## **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?***

The request is for a rezoning from RR-Acre to RLD-60 in the Low Density Residential (LDR) functional land use category in order to allow increased density for single-family dwellings. According to the Category Description of the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. The principal uses are usually single family homes. LDR also permits housing densities of up to 7 dwelling units per acre when full urban services are available. The proposed rezoning district is consistent with the property's functional land use category.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan's Future Land Use Element:

#### **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.

#### **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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

#### **Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while

protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**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.

**Policy 3.1.11**

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

***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.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on the south side of Sandler Road, between Monroe Smith Road and Old Middleburg Road South.

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RR-Acre	Single-family homes
East	LDR	RLD-60	Vacant
South	LDR	PUD	Vacant/conservation
West	LDR	RLD-70	Single-family homes

The area surrounding the properties for which rezoning is proposed is characterized by low intensity residential development on a variety of lot sizes. The proposed zoning change is in-character with the predominate uses in the surrounding area.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 8, 2018, the required Notice of Public Hearing signs were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0444** be **APPROVED**.





Aerial





View of subject property



Northern adjacent property across Sandler Road

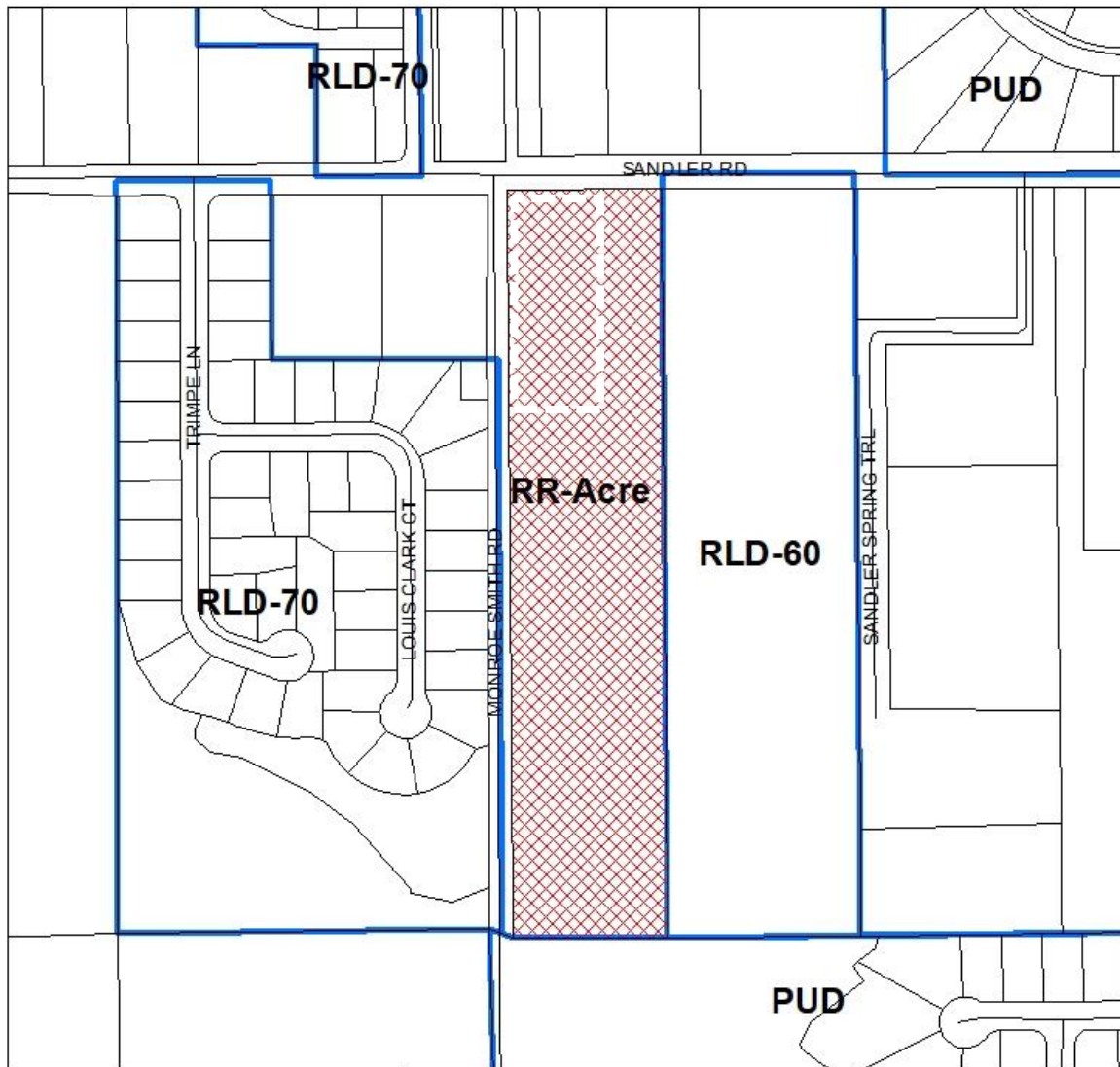




Looking east along subject parcel frontage on Sandler Road



Alternative view of subject site

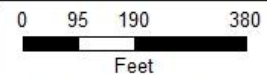
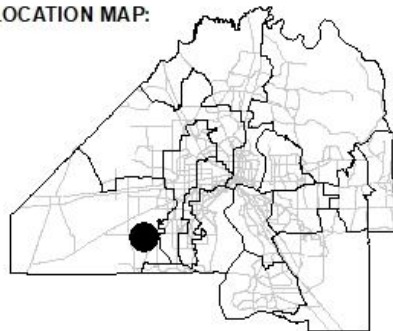


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2018-1857

PAGE 1 OF 1