

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0445

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 **2018-0445**.

Location: 5134 Lourcey Road

Real Estate Numbers: 149138 0000 and 149137 0000

Current Zoning District: Residential Low Density-100A (RLD-100A)

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Michael Herzberg, AICP
12483 Aladdin Road
Jacksonville, Florida 32223

Owner: Oriola and Alexsander Lukaj
2749 Cove View Drive South
Jacksonville, Florida 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0445** seeks to rezone approximately 4.54 acres of property on the south side of Lourcey Road from RLD-100A to RLD-90 in order to increase the allowed density of residential development on the property. The property two lots to the east, at 9903 Hood Road, was recently rezoned to RLD-70 under Ordinance 2017-0376. There is also another property along Hood Road, west of the subject parcels, that was rezoned to RLD-90 via Ordinance 2013-0222, as well as a parcel northwest of the subject property across Lourcey Road that was rezoned under PUD 2017-0313 to allow for a development of single-family homes on 60 foot lots. The larger surrounding area is comprised of single-family housing on a variety of zoning densities.

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 request is for a rezoning from RLD-100A to RLD-90 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.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single-family homes
East	LDR	RLD-100A	Single-family homes
South	LDR	PUD	Vacant/conservation
West	LDR	RR-Acre	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 **2018-0445** be **APPROVED**.



Aerial



Existing entry to property



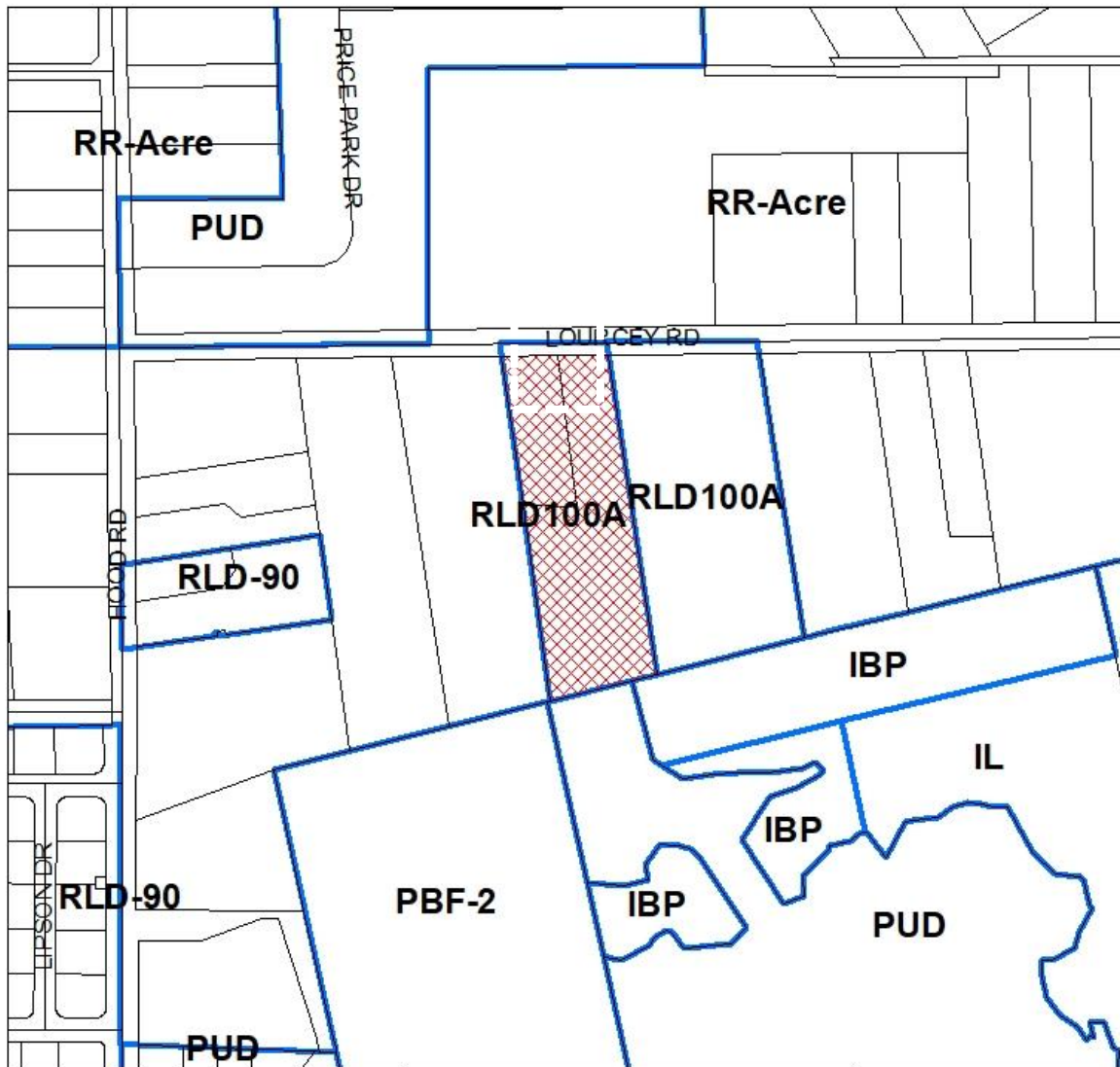
Subject site



PUD subdivision northwest of subject site



Property across Lourcey Road from subject site

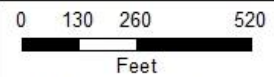
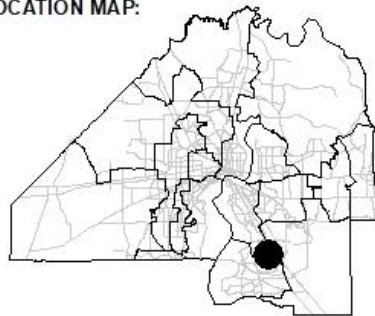


REQUEST SOUGHT:

FROM: RLD-100A

TO: RLD-90

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2018-1805

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