

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-0568

September 20, 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 **2018-0568**.

Location: 11170 Monument Landing Boulevard
Between Monument Road and Running River Road

Real Estate Number: 167447-0300

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Residential Office (RO)

Current Land Use Category: Residential- Professional-Institutional (RPI)

Planning District: District 2—Greater Arlington/Beaches

Applicant/Agent: Hilton T. Meadows
Diversified Environmental Planning
900 Cesery Boulevard, Suite 103
Jacksonville, Florida. 32211

Owner: Ernest Newkirk
3293 Abbeyfield Lane
Jacksonville, Florida 32277

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0568** seeks to rezone 1.21± acres of a property from Commercial Office (CO) to Residential Office (RO). The property is located in the Residential-Professional-Institutional (RPI) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to build a single family residence on a vacant piece of land at the corner of Monument Road and Monument Landing Road. The applicant has mentioned that the access to the home will be from Monument Landing Road, and that the homeowners association to the east of the property has submitted a letter of support for the proposed home. The property has a substantial amount of

wetlands, and that the property owners will be responsible for managing the wetlands prior to building any structures.

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 the subject property to be located in the Residential-Professional-Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The subject site is located at the intersection of Monument Road, a collector road, and Monument Landing Boulevard. According to the Future Land Use Element (FLUE), RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Single family dwellings as part of a single-use or mixed use development are a secondary use in this land use category, therefore the proposed single family residence would be considered a secondary use in RPI. The maximum density within the suburban area is 20 units per acre, with no minimum density.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policies 1.1.1 The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).

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.

Policy 1.3.5 The City shall require that access to new single-family residential parcels with frontage along two or more roadways be located in accordance with the following parameters:

1. If one of the roadways is unimproved, access to the parcel may be provided from the improved roadway,
2. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only,
3. If the roadways are of the same functional class, then access shall be provided as follows:
 - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or
 - b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
4. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated.

The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:

1. present a safety hazard;

2. would cause undue congestion or delay on adjacent road facilities;
3. would cause environmental degradation; or
4. would hinder adequate traffic circulation.

Policy 1.3.7 Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.

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 3.1.6 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.

Transportation Element

Policy 2.3.5 The City shall require that access to new single-family residential parcels with frontage along two or more roadways be located in accordance with the following parameters:

1. If one of the roadways is unimproved, access to the parcel may be provided from the improved roadway,
2. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only,
3. If the roadways are of the same functional class, then access shall be provided as follows:
 - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or

- b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
4. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated.

The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:

1. present a safety hazard;
2. would cause undue congestion or delay on adjacent road facilities;
3. would cause environmental degradation; or
4. would hinder adequate traffic circulation.

Policy 2.3.7 Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.

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. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from CRO to RO in order to permit the development of a single-family dwelling—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located on Monument Landing Road, a .45+/- mile primary residential road in the Greater Arlington area. Monument Landing Road is made up primarily of Single Family Residences with the exception of the rear of a shopping center, storage facility, Care Spot, and Dentist Office located near the intersection of Monument Road and McCormick Road. The proposed rezoning to RO would require the lot to have a minimum 50 foot lot width and 5,000 square foot lot area—which, in terms of overall size, would be smaller than the surrounding PUD

Zoned Single Family Residences. However, the proposed rezoning is for one single residence on the 1.21+/- acre property. The surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	PUD	Care Spot / Shopping Center
East	RPI	PUD	Dentist Office
South	RPI	CSV	Wasteland
West	RPI	PUD	Vacant

It is the opinion of the Planning and Development Department that the requested rezoning to Residential Office will be consistent and compatible with the surrounding Residential-Professional-Institutional uses.

SUPPLEMENTARY INFORMATION

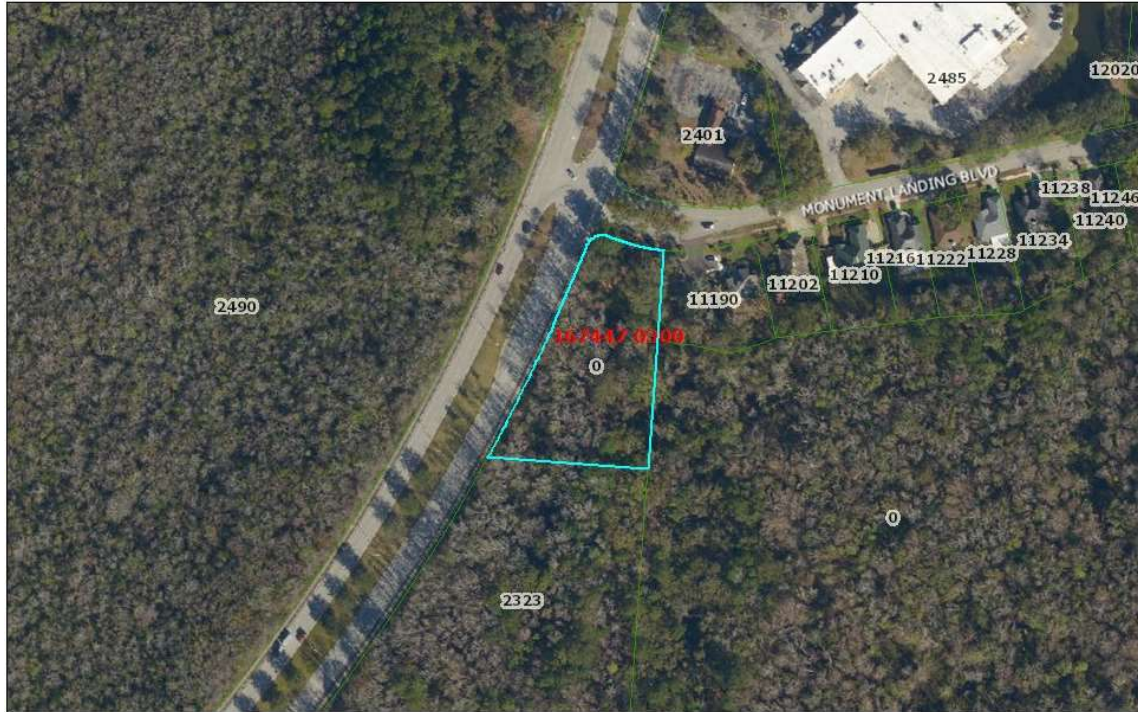
Upon visual inspection of the subject property on September 6, 2018 by the Planning and Development Department, the required Notice of Public Hearing sign were posted.



Source: Planning and Development Department
Date: September 6th, 2018

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0568** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: September 4, 2018



View of the Subject Property facing south along Monument Landing Boulevard.

Source: Planning and Development Department
Date: September 6th, 2018



View of the Subject Property facing northeast along Monument Road.

Source: Planning and Development Department

Date: September 6th, 2018



View of the neighboring dental office to the east along Monument Landing Boulevard.

Source: Planning and Development Department

Date: September 6th, 2018



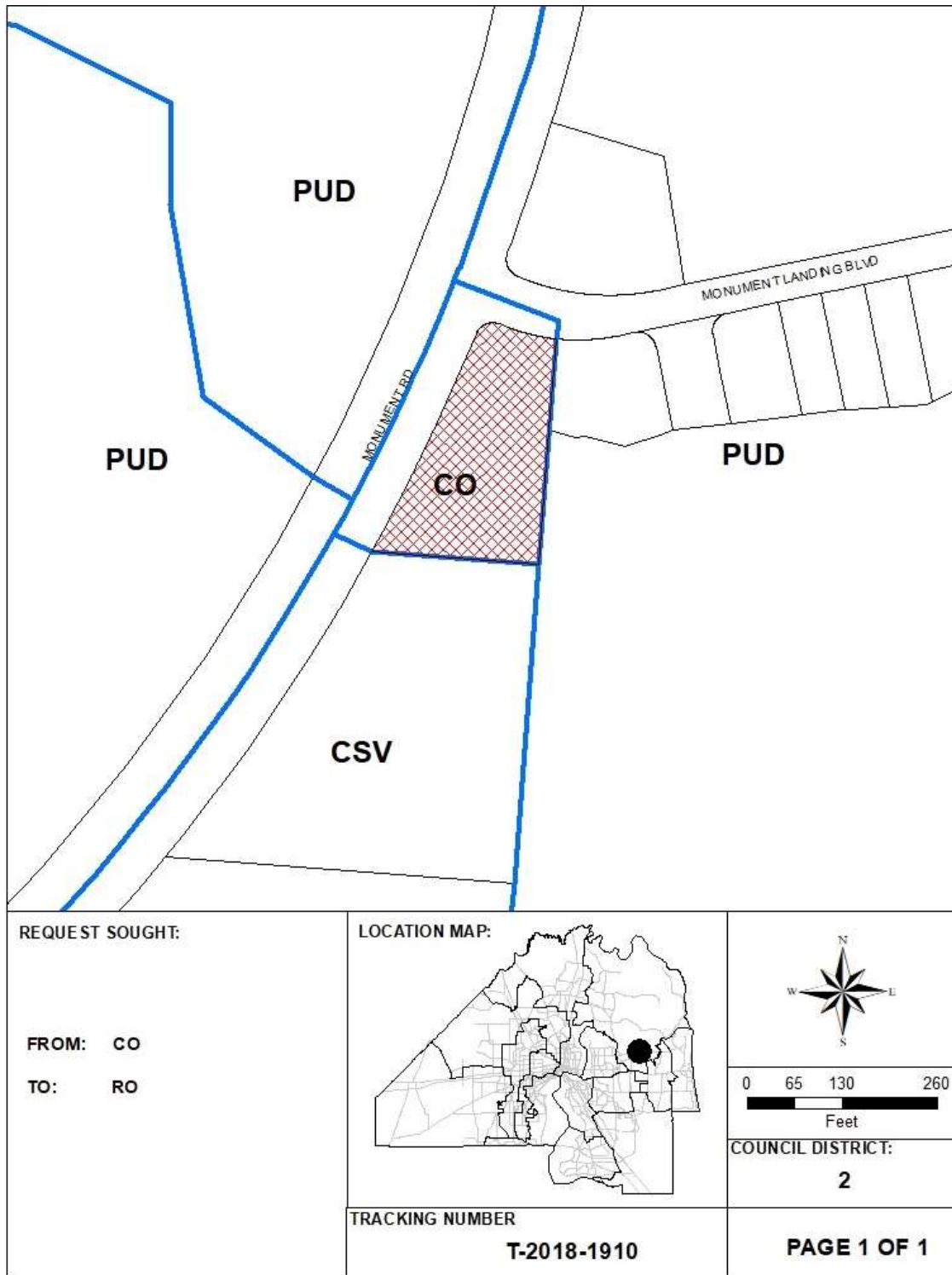
View of the neighboring Care Spot across Monument Landing Boulevard from the Subject Property.

*Source: Planning and Development Department
Date: September 6th, 2018*



View of the Subject Property from the corner of Monument Landing Boulevard and Monument Road.

*Source: Planning and Development Department
Date: September 6th, 2018*



Legal Map

Source: JaxGIS
Date: September 4, 2018