

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0014

FEBRUARY 7, 2019

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 **2019-0014**.

Location: 0 Townsend Avenue
Between Morse Avenue and Park City Drive

Real Estate Number: 015928-0010

Current Zoning District: Planned Unit Development (PUD)

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

Current Land Use Category: Medium Density Residential (MDR)

Applicant/Agent: Inna Efendiyeva
Waitz and Moye Inc.
3738 Southside Boulevard, Suite 101
Jacksonville, Florida 32216

Owners: John H. Moye
Waitz and Moye Inc.
3738 Southside Boulevard, Suite 101
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0014** seeks to rezone 21.13± acres of a property from Planned Unit Development (PUD) to Residential Medium Density - A (RMD-A). The property is located in the Medium Density Residential (MDR) 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 allow for the development of a single-family subdivision.

The current PUD (**2001-1066**) allows for a maximum of 114 units to be built in a multi-family development conforming to Residential Medium Density-C standards. While the proposed subdivision would increase the overall density to 122 single-family lots (according to the provided JEA Availability Letter by the applicant), it is the opinion of the Planning and Development

Department that a single-family subdivision conforms more to the character of surrounding area compared to the multi-family development proposed in the PUD.

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 Medium Density Residential (MDR) 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 on the east side of Rampart Road, abutting I-295 on the east, between Park City Drive and Morse Avenue, in CD 10, PD 4, and the Suburban Development Area. According to the Future Land Use Element (FLUE) Medium Density Residential (MDR) in the Suburban Area is primarily intended to provide compact low to medium density mixed use development. Single-family dwellings are a principal use in the MDR category when the surrounding development typology within the MDR category is single-family, otherwise, they are considered a secondary use.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

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.

The proposed development will be required to connect to JEA water and sewer. According to the provided JEA availability letter there is both a water and sewer connection point along Rampart Road on the western side of the property.

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.

The proposed development will be compatible with the surrounding single family neighborhoods, and will meet applicable requirements described in the operative provisions of the 2030 Comprehensive Plan.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed subdivision will be located on a piece of current day timberland running along Interstate 295. As mentioned in the JEA availability letter, there is already infrastructure and utilities available to the subject site.

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 PUD to RMD-A in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

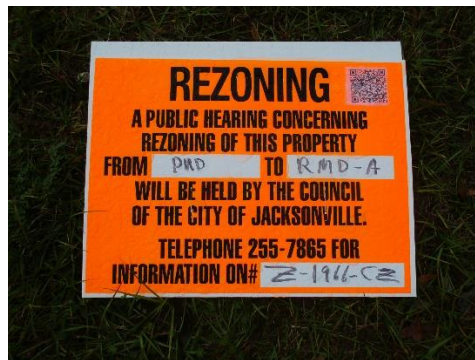
The subject property is located along Rampart Road on the east side. Rampart Road is developed with majority single-family dwellings. Other properties are either undeveloped or contain estate-sized residences. The proposed rezoning to RMD-A would render the lots to have a 40 foot width and 4,000 square foot area. The current PUD allowed for 114 units following the RMD-C zoning regulations, the applicant is proposing to have 122 lots conforming to the RMD-A Standard. The surrounding neighborhoods to the North and the South have a minimum lot size of 6,000 square feet and LDR land use meaning the proposed subdivision will have smaller lots than the surrounding areas, but will it will still adhere to the MDR Land Use Category it resides within.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-D	Timber; Vehicle Show/Sale
East	LDR	RLD-60	Interstate/Single Family Dwelling
South	LDR	PUD/AGR	Single-Family Dwellings
West	LDR	PUD	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-A will be consistent and compatible with the surrounding residential uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 24, 2019 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

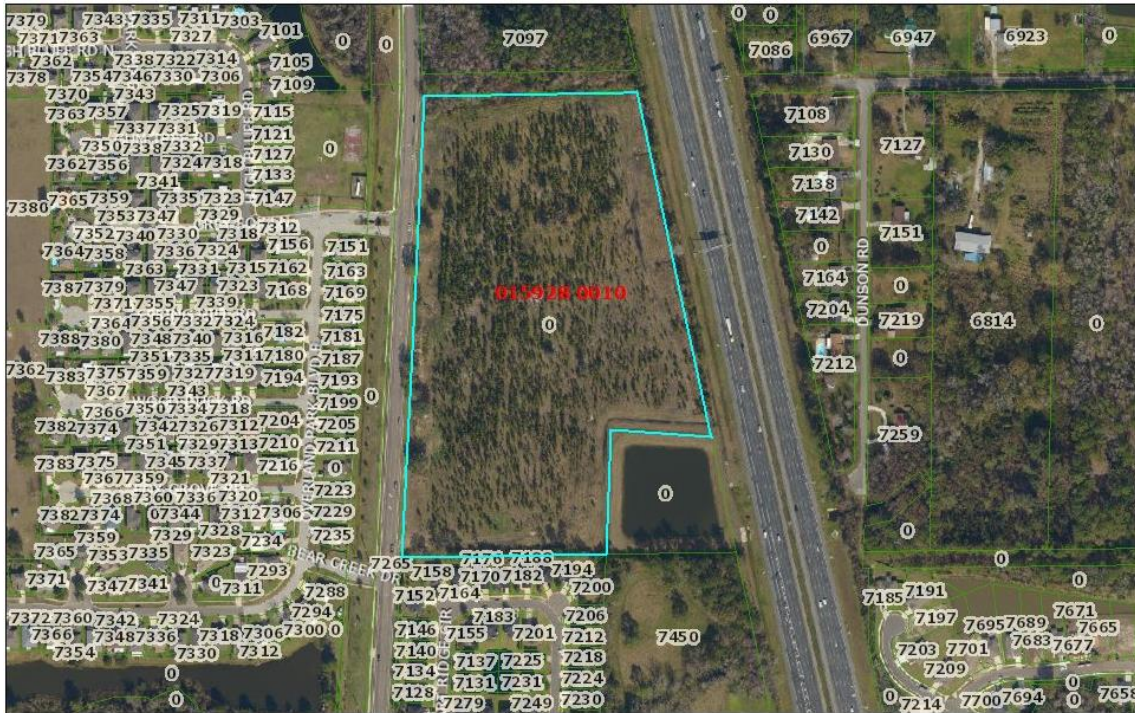


Source: Planning and Development Department

Date: January 24, 2019

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0014** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: January 24, 2019



View of the Subject Property

Source: Planning and Development Department
Date: January 24, 2019



View of the Subject Property

Source: Planning and Development Department
Date: January 24, 2019



View of the neighboring subdivision across Rampart Road.

Source: Planning and Development Department

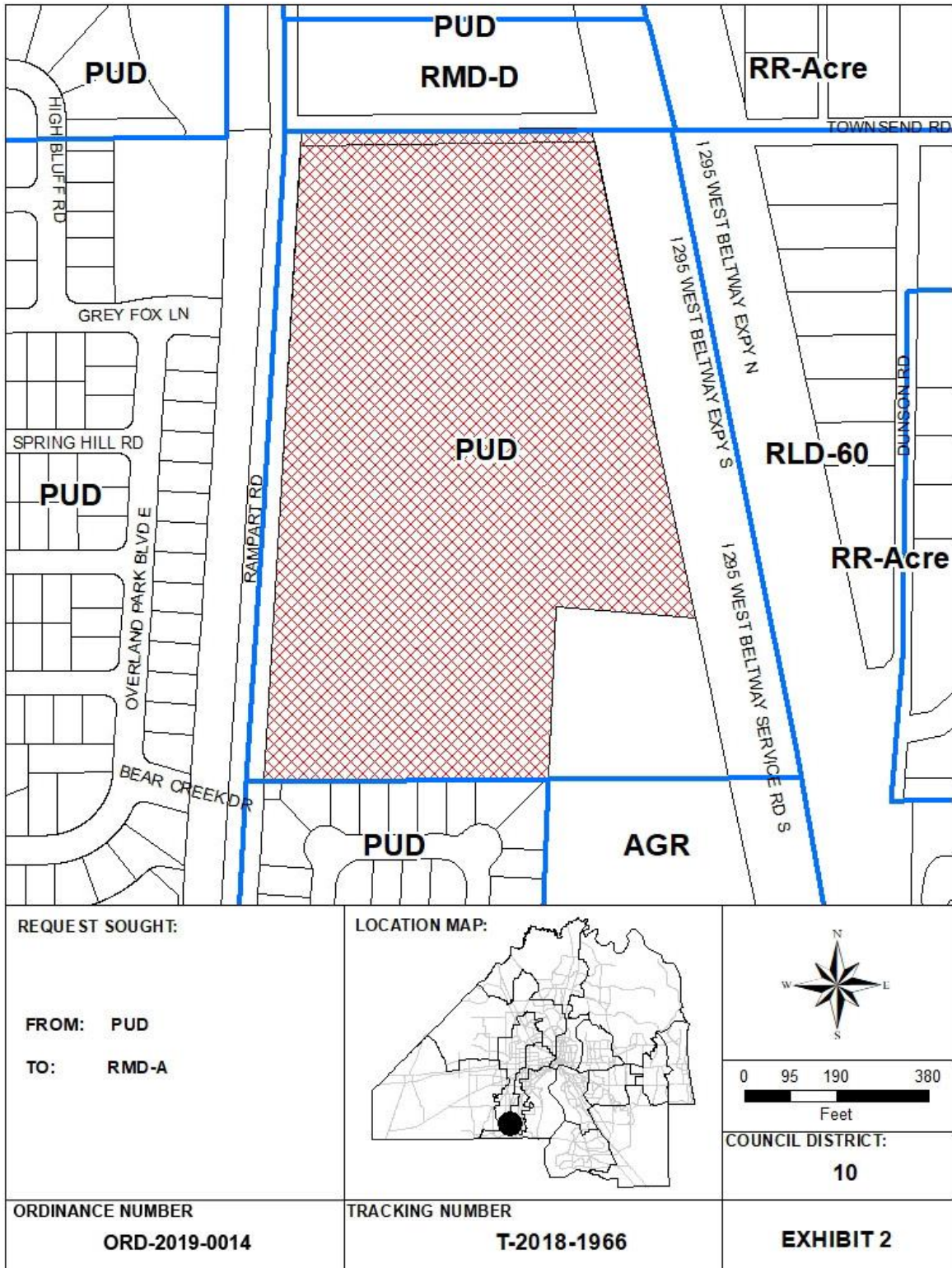
Date: January 24, 2019



View of the neighboring subdivision to the south of the property.

Source: Planning and Development Department

Date: January 24, 2019



Legal Map

Source: JaxGIS
Date: January 24, 2019