

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-0040**

**FEBRUARY 21, 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 **2019-0040**.

***Location:*** 4674 Hood Road, between Ilah Road and Inverness Drive

***Real Estate Number(s):*** 155644-0000

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Residential Low Density-70 (RLD-70)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southeast, District 3

***Applicant/Owner:*** Edgar M. Holtsinger  
Edgar M. Holtsinger Life Estate  
4674 Hood Road  
Jacksonville Florida. 32257

***Agent:*** Curtis L. Hart  
Hart Resources LLC  
8051 Tara Lane  
Jacksonville, Florida. 32216

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-0040** seeks to rezone 26.03+/- acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-70 (RLD-70). The applicant seeks to rezone the property to allow for a new single family residential development. Currently, under the RR-Acre zoning district the owner is required to have one acre of land for every one dwelling unit. In the requested RLD-70 Zoning District the owner is required to 7,200 square feet of land for every one dwelling unit. The property today is developed with a two single family dwellings.

**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 Planning and Development Department finds that the subject property is currently located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Therefore, the proposed rezoning is 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. A description of the category is noted below.

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

Yes. According to the Future Land Use Element (FLUE), LDR in the Suburban Area, is intended to provide for low density residential development. Development which includes: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments.

**The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:**

**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.

The proposed Hood Road neighborhood will be comprised of homes meeting the RLD-70 Zoning standards, and will comply with the LDR Land Use Regulations. This lot was platted prior to the Comprehensive Plan being adopted, and other large pieces of property along Hood Road have been rezoned and divided over the years. There is a mix of RLD zoning districts within a mile radius of the subject property.

**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 subject property currently has access to JEA services which are available along the Hood Road portion of the property. Per the Comprehensive Plan, the proposed lot sizes are required to connect to the JEA sewer system.

**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 lot is currently made up of two residential structures. The proposed neighborhood would allow for an increase in total density in the area, but would not alter the residential character of the surrounding neighborhoods. The property will remain residential in a residential area.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

*Please See the Attached Land Use Review Document to view the Wetlands characteristics and polices on the subject property.*

**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. The subject property will meet the requirements of the RLD-70 Zoning District as set forth in Section 656.305 of the Zoning Code.

## SURROUNDING LAND USE AND ZONING

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings/Vacant Governmental
South	LDR	PUD/RR-ACRE	Single Family Dwellings
East	LDR	PUD	Single Family Dwellings
West	LDR	RR-ACRE	Vacant Governmental

The proposed rezoning is located on Hood Road, a 2-lane collector road surrounded by single family dwellings and subdivisions. The area is heavily residential in nature. Lot sizes range from 70 foot wide/7,200 square feet lots to RR-Acre lots.

## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 8, 2019 the required Notice of Public Hearing signs **was** posted.

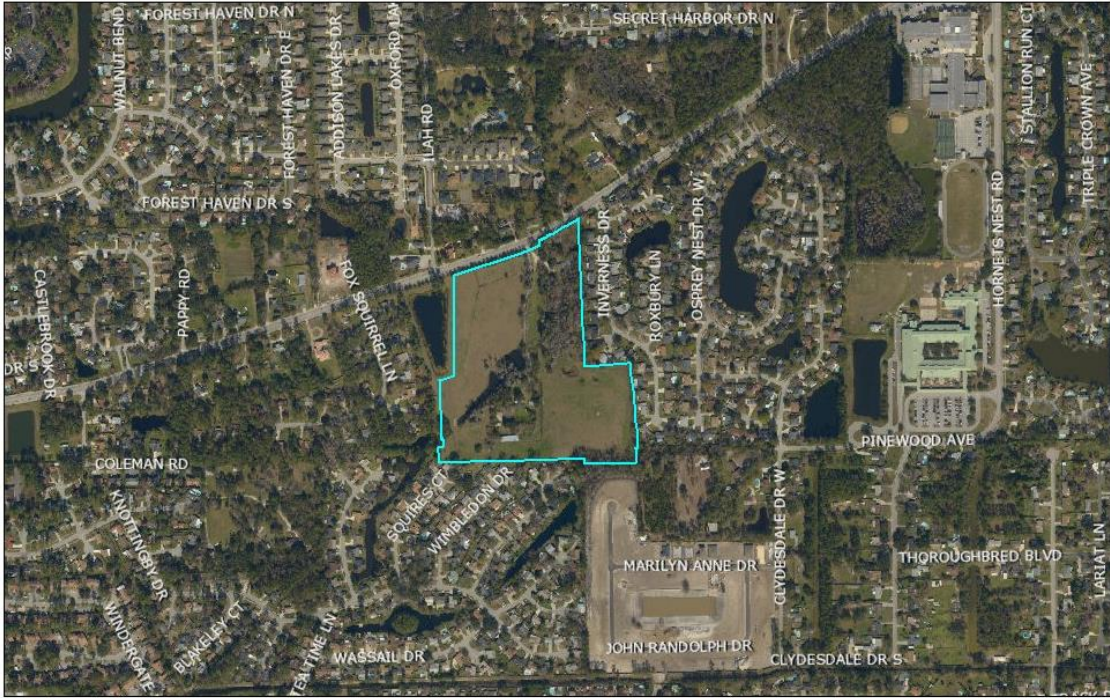


*Source: Planning and Development Department*

*Date: February 8, 2019*

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0040** be **APPROVED**.



Aerial

Source: JaxGIS  
Date: February 7, 2019



View of the Subject Property

Source: COJ, Planning & Development Department  
Date: February 8, 2019



View of the western portion of the property from Hood Road

*Source: COJ, Planning & Development Department*

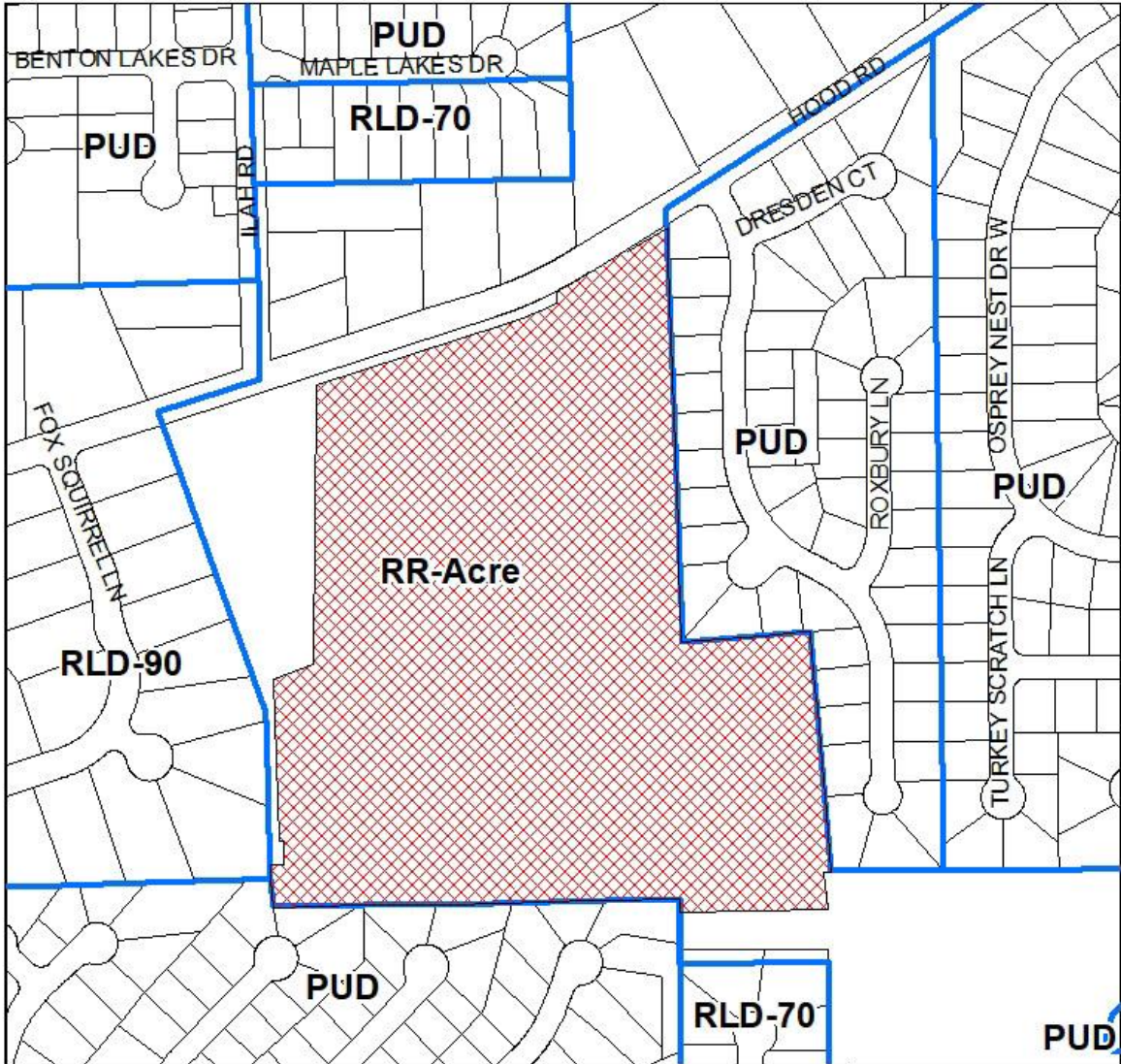
*Date: February 8, 2019*



Property to the north: Single Family Dwelling (4733 Hood Road)

*Source: COJ, Planning & Development Department*

*Date: February 8, 2019*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: RLD-70</b></p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>6</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2019-0040</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2018-2059</b></p>	<p><b>PAGE 1 OF 1</b></p>

Legal Map

Source: JaxGIS  
 Date: February 7, 2019