

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0041

MARCH 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 **2019-0041**.

Location: 10364 & 10362 Sandler Road
Between Alvin Road and Sandler Preserve Drive

Real Estate Number: 015496-0740; 015496-0770

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)

Applicant/Agent: Jason K. Stancil
Intertrode, LLC
3849 Karissa Ann Place East
Jacksonville, Florida 32223

Owners: Leonard Kress
10364 Sandler Road
Jacksonville, Florida 32222

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0041** seeks to rezone 3.25± acres of a property from Residential Rural- Acre (RR-ACRE) to Residential Low Density - 60 (RLD-60). The property is located in the Low Density Residential (LDR) 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 a new single family development. There was another rezoning to RLD-60 within the past year at 10440 Sandler Road (approximately 0.13 miles to the west) approved by ordinance **2018-0443**.

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 Low Density Residential (LDR) 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 corner of Sandler Road and Alvin Road, in Council District 12, Planning District 4, and the Suburban Development Area. According to the Future Land Use Element (FLUE) Low 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 LDR 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, 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:

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.

According to the JEA Letter dated on February 19th, 2019, the site will be able to connect to both centralized services. There is currently no existing sewer main abutting the property, but there is a connection point 1,240+/- linear feet to the east.

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 subdivision will meet all applicable regulations, and provide new single family development in a predominantly single family residential focused part of the city.

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.

While there are currently residences on the two properties that seeking to be rezoned, the new development will be extending the public services towards more single family lots which will in turn give them the possibility of connection at a later date. The surrounding area is currently made up of large rural lots, but in recent times some of these lots have been changed to permit smaller single family subdivisions.

Recreation and Open Space Element:

Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed single family subdivision will be required to provide a Recreation and Open Space Element in the development per code.

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.

Although there is no submitted future site plan with the application, the proposed subdivision entrance should be located at the appropriate location based off of the requirements of policy 2.3.5 of the Transportation Element of the 2030 Comprehensive Plan.

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-60 Zoning District as set forth in Section 656.305 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single Family Dwelling
East	LDR	RR-Acre	Single Family Dwelling
South	LDR	RR-Acre	Single-Family Dwelling
West	LDR	RR-Acre	Single-Family Dwelling

The subject property is located at the intersection of Sandler Road and Alvin Road. The proposed rezoning is located on Sandler Road, a 2-lane road surrounded by single family dwellings and subdivisions. Lot sizes range from 60 foot wide/6,000 square feet lots to RR-Acre lots. It is the

opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding residential uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 8, 2019 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

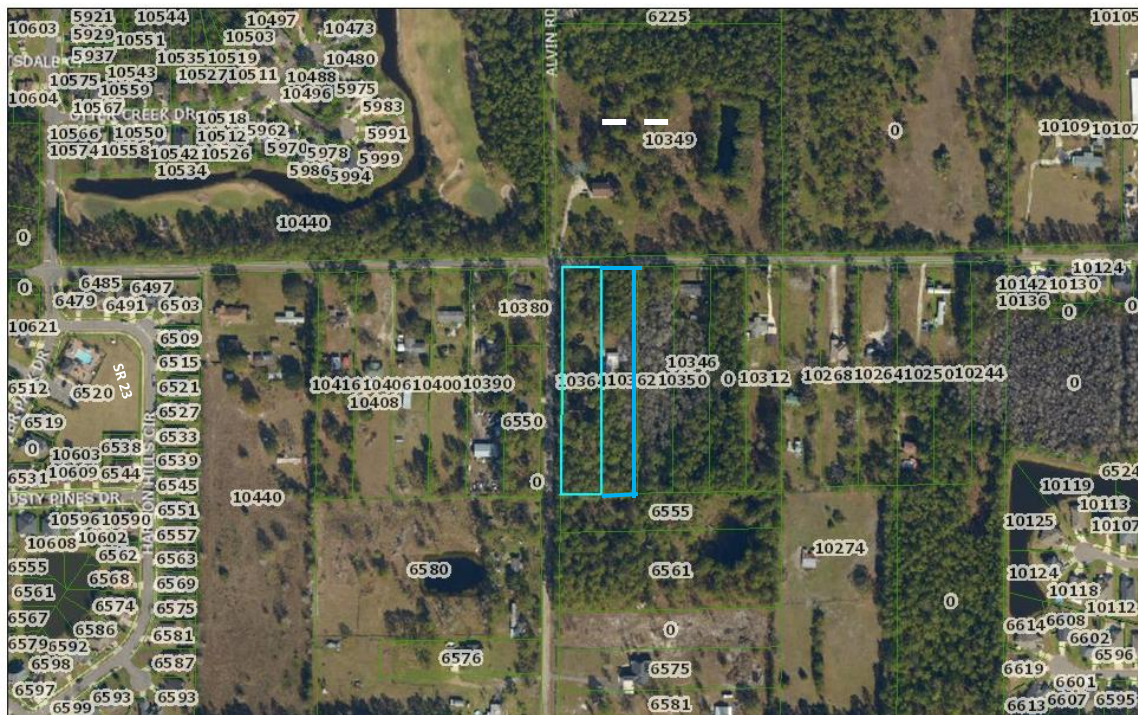


Source: Planning and Development Department

Date: February 7, 2019

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0041** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: February 7, 2019



View of the Subject Property

Source: Planning and Development Department
Date: February 8, 2019



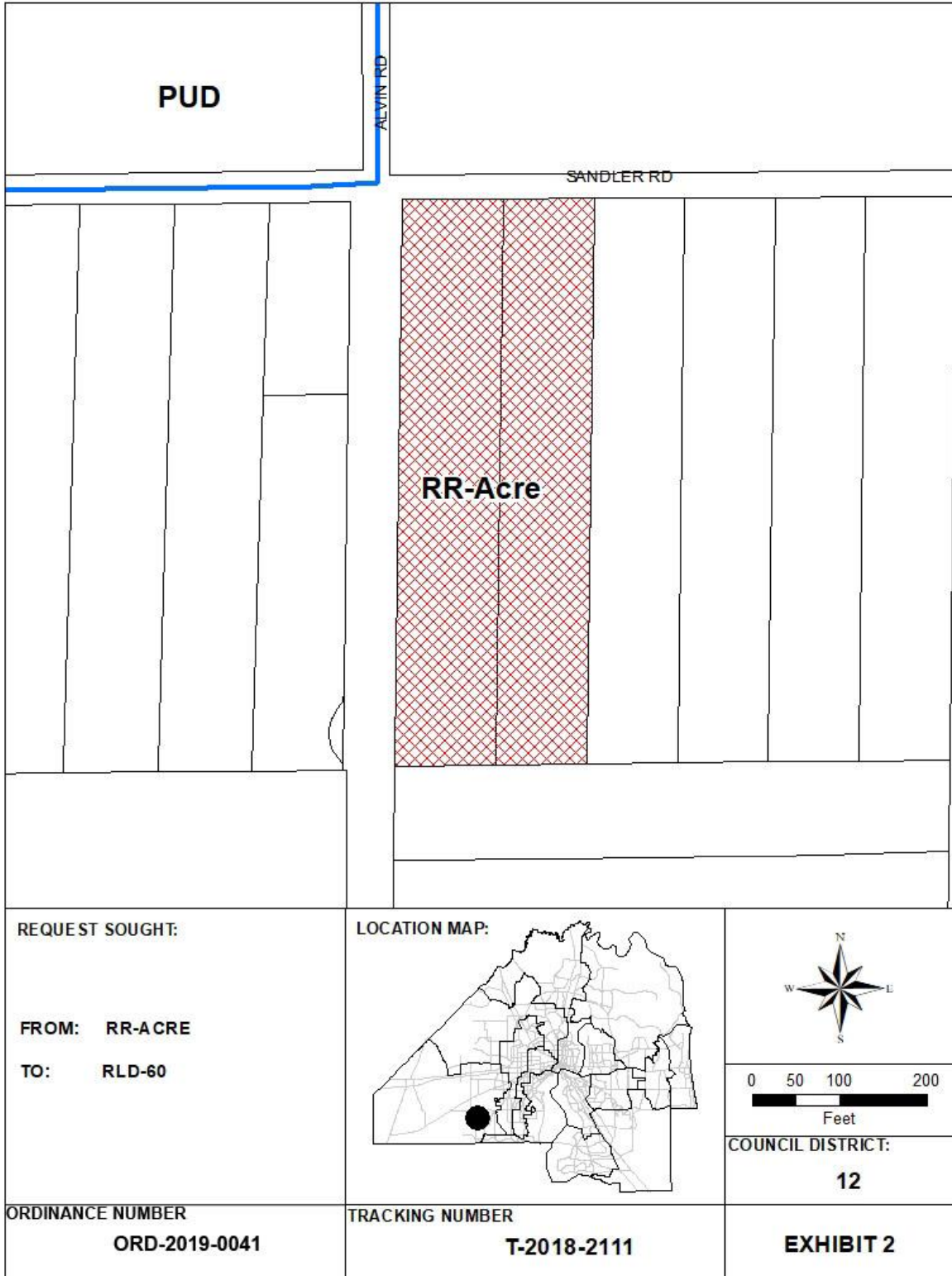
View of the Subject Property

Source: Planning and Development Department
Date: February 8, 2019



View of the neighboring property across Sandler Road.

Source: Planning and Development Department
Date: February 8, 2019



Legal Map

Source: JaxGIS
Date: February 7, 2019