

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-186

APRIL 18, 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 **2019-186**.

Location: 0 Chaffe Road South & 0 Brodie Court

Real Estate Number: 008951-3310 & 008951-1005

Current Zoning District: Planned Unit Development (PUD 1989-0365)
Planned Unit Development (PUD 2012-057-E)

Proposed Zoning District: Residential Low Density-80 (RLD-80)

Current Land Use Category: Business Park (BP)
Low Density Residential (LDR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: District 4—Southwest

Applicant/Agent: Charles E Kennedy
Connelly and Wicker, Inc
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida 32246

Owners: Kenneth LaPointe
K.J. LaPointe & Company
W.R. Howell Company
9681 Noroad
Jacksonville, FL 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-186** seeks to rezone 5.5± acres of a property from Planned Unit Development (PUD 1989-0365) and Planned Unit Development (PUD 2012-057-E) to Residential Low Density-80 (RLD-80). The property is located in the Low Density Residential (LDR) and Business Park (BP) land use categories within the Suburban Development Area of the

Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to change the use of the property from industrial business park uses to allow for the develop of the second phase of the Glen Eagle single-family subdivision to the east.

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 Planning and Development Department finds that the subject property is located in the Business Park (BP) and 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5366-19C (Ordinance 2019-185) that seeks to amend the portion of the site that is within the Business Park (BP) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5366-19C be approved. 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.

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:

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

By allowing the rezoning of this property would allow for a mix of lot sizes in an area. It would also allow for a single family subdivision for more diversity in lot sizes where lots are currently larger (over 10,000 square feet).

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.

RLD-80 allows for smaller lot sizes than the described lots in the Minor Modification to the PUD for Glen Eagle, but is not drastic. The lots in Glen Eagle are required to be a minimum 9,000 square feet and 90 ft wide. This zoning district, if connected to JEA water and sewer would allow lots, to a minimum, 8,800 square feet.

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 Planned Unit Development (PUD 1989-0365) and Planned Unit Development (PUD 2012-057-E) to Residential Low Density-80 (RLD-80) in order to permit the development a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property has access along Noroad. Noroad and Monroe Smith Road is developed exclusively with single-family dwellings. Other properties are either undeveloped or contain estate-sized residences. The proposed rezoning to RLD-50 would render the lots to have a minimum 50 foot width and 5,000 square foot area—which, in terms of density, would complement the nearby Peregrine Meadows subdivision (**PUD 2005-0290**) to the east (70 foot lot

widths), the RLD-60 neighborhood to the southwest of the property, and the surrounding rural residential lots. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single-Family Dwelling
South	NC	PUD 1989-365-E	Office
East	LI	PUD 1989-365-E	Single Family Subdivision
West	LDR	RR-Acre	Church

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-80 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 28, 2019 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.

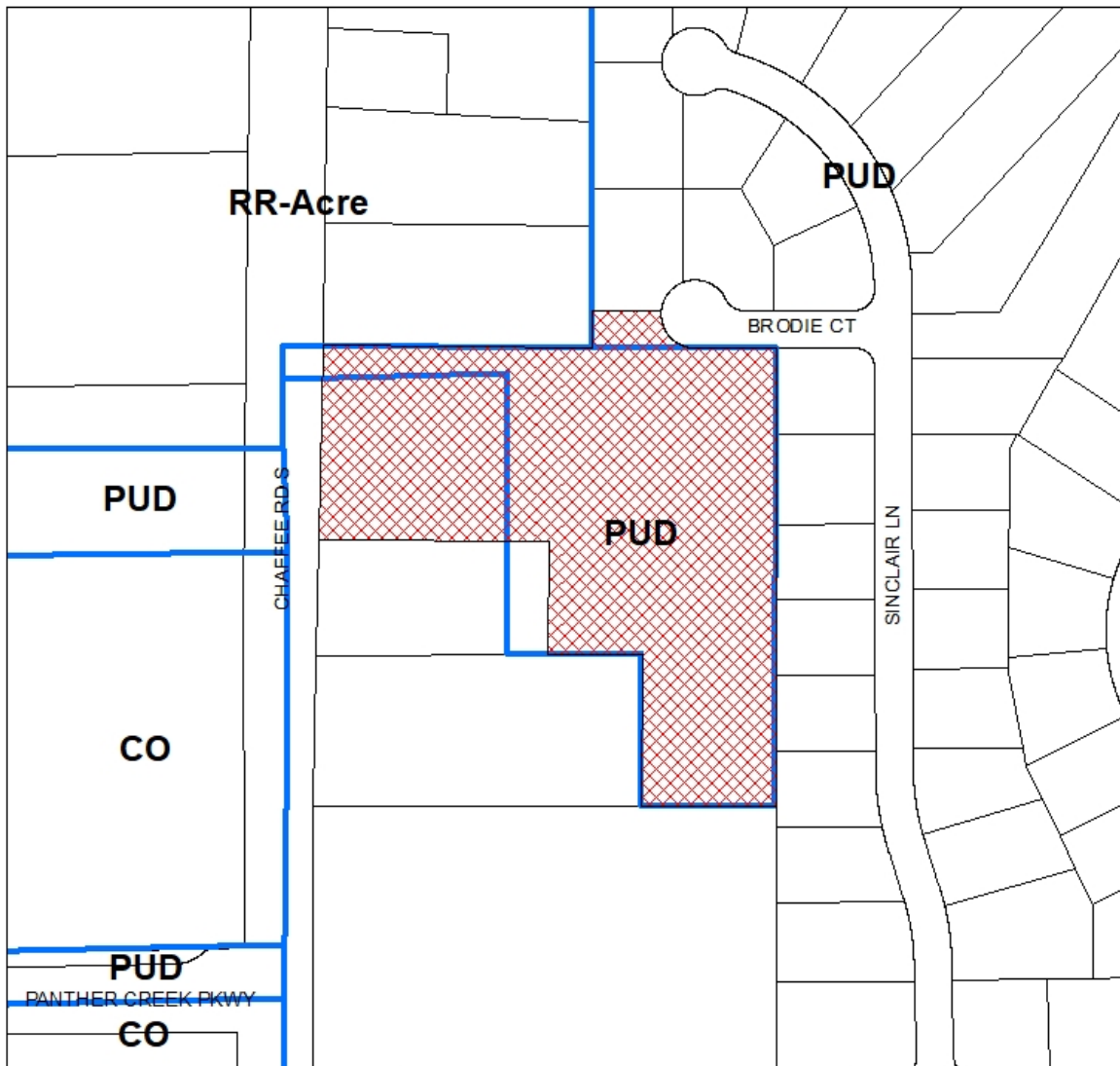


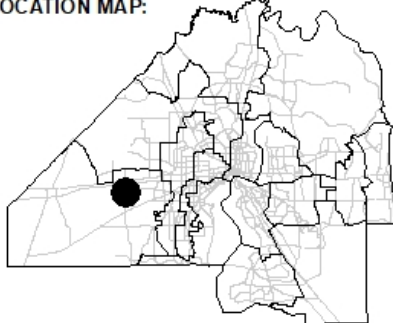
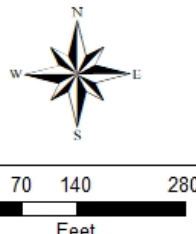
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-186 be **APPROVED**.



Aerial



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RLD-80</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2019-2228</p>	 <p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
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