

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-331

JUNE 9, 2016

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 2016-331**.

Location: 7330 Garden Street
Between Cumbria Boulevard and Lancanshire Drive

Real Estate Number: 004015 0000

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)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Katrina Brown, District 8

Applicant/Agent: Denise Cross
Ahaya Venture Group, LLC
6722 Arlington Expressway
Jacksonville, Florida 32211

Owner: Neil Andrea Butler
NB Real Corporation Inc./7330 Garden Land Trust
6722 Arlington Expressway, Suite 67217
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2016-331** seeks to rezone one 5.01 acre parcel from the Residential Rural-Acre (RR-Acre) to the Residential Low Density-60 (RLD-60) zoning district. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to allow for a single-family subdivision. The overall site has frontage along Garden Street, a local road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

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 located in a 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. The LDR functional land use is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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.

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

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 Developmental Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations. The proposed RLD-60 zoning district allows development compatible with the surrounding lot sizes.

Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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. This application for rezoning will allow for the existence of a single-family development, thereby strengthening the viability of the residential area.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

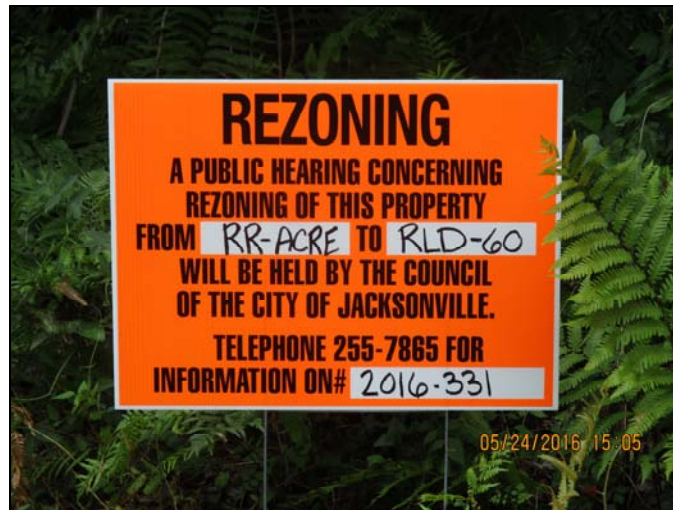
The subject properties are located on Garden Street, west of Old Kings Road where there are several single-family subdivisions between 15 and 20 years old. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LDR	PUD (1999-1097-E)	Single-family subdivision
East	LDR	PUD (1999-1046-E)	baseball field
South	LDR	PUD (1999-1046-E)	Single-family subdivision
West	LDR	RR-ACRE	Office/ Automobile storage

The surrounding areas is zoned PUD and is mostly developed with single-family subdivisions with 70 feet or 60 feet wide lots. This rezoning would permit the development of single-family homes on 60 feet wide lots consistent with and compatible to the surrounding area. The remaining 2.33 acre RR-ACRE parcel to the west is currently occupied by a portable office and various small commercial vehicles. Thus, this rezoning request will be consistent and compatible with the surrounding area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on May 24, 2016.



Source: Staff, Planning and Development Department,
Date: May 24, 2016

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2016-331 be **APPROVED**.



View of the property from Garden Street.

*Source: Staff, Planning and Development Department,
Date: May 24, 2016*



Single-family residential PUD (1999-1046-E) to the east.

*Source: Staff, Planning and Development Department,
Date: May 24, 2016*



Professional office/commercial vehicles parked on site west of the property.

*Source: Staff, Planning and Development Department,
Date: May 24, 2016*



Adjacent Single-family PUD subdivisions.

*Source: Staff, Planning and Development Department,
Date: May 24, 2016*

