

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-051

February 20, 2020

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 **2020-051**.

Location: 0 Hood Road, between Sunbeam Road and Reed Avenue

Real Estate Number(s): 149087-0000

Current Zoning District(s): Planned Unit Development (PUD 2006-532-E)

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

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant: Wyman R Duggan
Rogers Towers, P.A.
1301 Riverplace Boulevard
Jacksonville, Florida 32207

Owner: LI Living Trust
4480 Deerwood Lake Parkway
Unit 431
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-051** seeks to rezone 5.1 acres of land from Planned Unit Development (PUD 2006-532-E) to Residential Medium Density-D (RMD-D). The applicant seeks to rezone the property to allow for the construction of multi-family dwellings, specifically quadruplexes (villas). There is a variety of uses in the immediate area surrounding the lot. There are mobile homes (Single-family dwellings), commercial buildings, and offices.

PUD Ord. 2006-532-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 30, 2006, and attached hereto as **Exhibit 3**, and the Transportation Planning Division Memorandum dated June 1, 2006, and attached hereto as **Exhibit 4**, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) Signage shall conform to the requirements of the CRO Zoning District.
- (c) On-site lighting shall be designed with full cut-offs and shielded from adjacent residential properties.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

The conditions from PUD 2006-532-E will not be forwarded to the recommendation of this rezoning because conventional rezonings do not allow for conditions.

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 proposed rezoning to RMD-D for multi-family residential use is consistent with the existing RPI land use category description within the Future Land use Element of the 2030 Comprehensive Plan. The subject site is located on the west side of Hood Road, a collector roadway, and just south of the intersection with Sunbeam Road, a collector roadway, within the RPI land use category and the Suburban Development Area. RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density for RPI in the Suburban area is 20 units/acre; single use residential developments are pursuant to the requirements of the Medium Density Residential (MDR) category. 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), RPI in the Suburban Area is intended to provide low to medium density development. Development, which includes single family and Multi-family dwellings.

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

Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Residential Professional Institutional (RPI) land use category along with the Residential Medium Density-D zoning district allows for the development of a multi-family dwellings on the subject property. This undeveloped lot would allow for infill in a suburban area, which consists of a variety of lot sizes lots and is integrated into a fabric of different uses. The surrounding uses consist of single family dwellings, commercial properties, and office uses. The land use category and zoning district provide for a gradual transition.

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The Sunbeam neighborhood is comprised of a mix of uses from residential to commercial uses and industrial zoning. The lots range from established platted properties from pre-consolidation to newer subdivisions developed within the last 20 years. The subject property abuts RMD-A. RMD-D is an appropriate zoning district for the proposed use. The subject property allows for a transition from single family dwellings to the west and the commercial properties to the north, south, and east.

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 is will be served by centralized water and sewer.

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 meets the requirements of the RMD-D Zoning District as set forth in Section 656.313 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	RPI	CO	Outside storage/parking lot
South	RPI	PUD 2006-532-E	Vacant commercial
East	RPI	CO	Offices & parking lot
West	RPI	RMD-A	Single Family Dwellings

The subject property is located in an area that is a mix of residential and commercial/office uses. Some of the lots were platted pre-consolidation and some subdivisions are less than a decade old. RMD-D is an appropriate zoning district for the proposed use. RMD-D provides a buffer and transition between CO and the larger residential lots in RMD-A to the west.

SUPPLEMENTARY INFORMATION

Applicant provided evidence of posting sign on **January 9, 2020.**

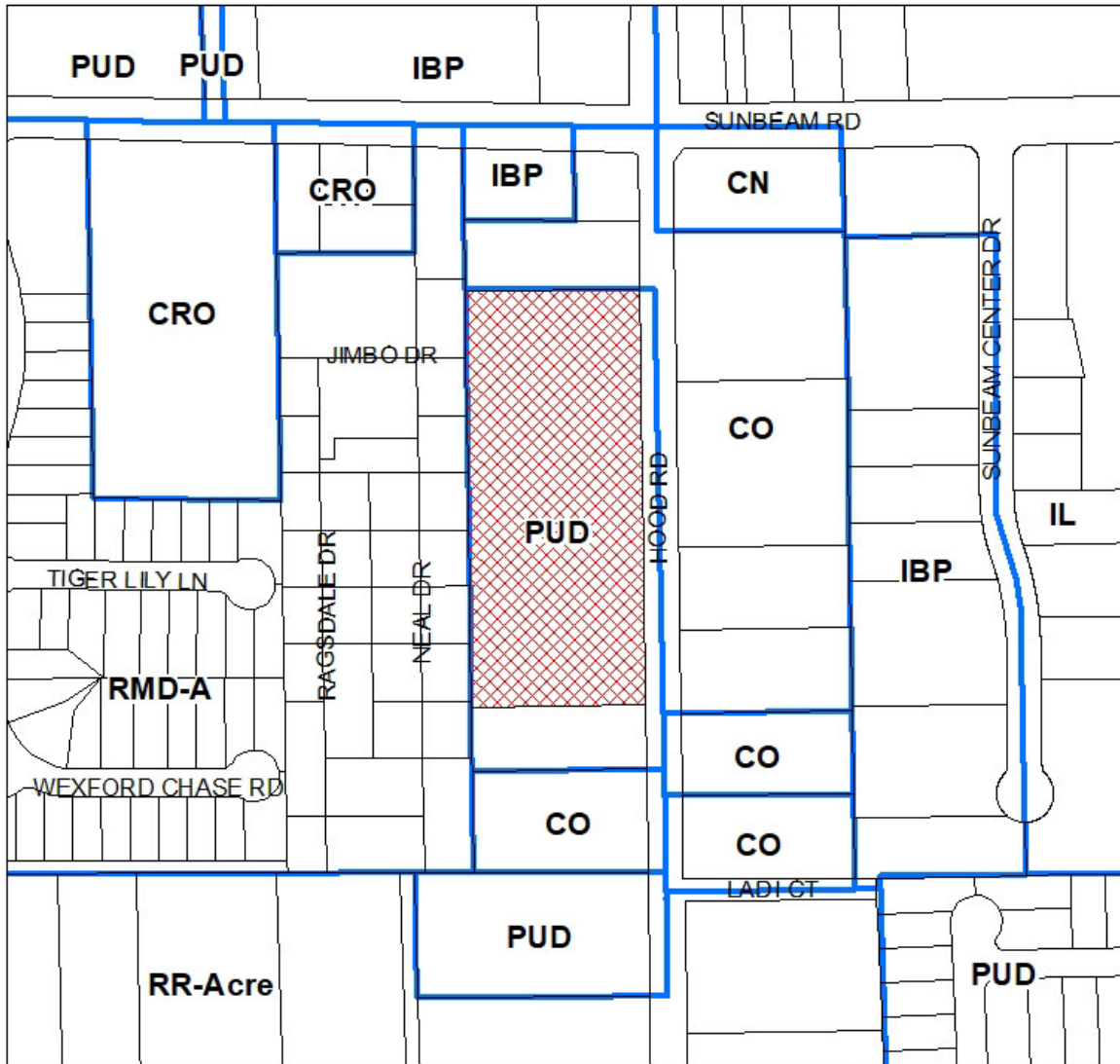


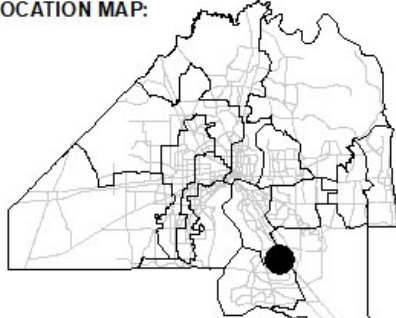

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-051** be **APPROVED**.



Aerial



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2020-0051</p>	<p>TRACKING NUMBER T-2019-2653</p>	<p>COUNCIL DISTRICT: 6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>