

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-545

SEPTEMBER 5, 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 **2019-545**.

Location: 9820 Noroad between Monroe Smith Road and terminus of Noroad

Real Estate Numbers: 012986-0010

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

Proposed Zoning District: Residential Low Density-50 (RLD-50)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Zach Miller, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Newna, LLC
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-545** seeks to rezone 13.11± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) for the purpose of developing the property with a single-family subdivision. The site has approximately 300 feet of frontage on Noroad. JEA electric, water and sewer service will be provided to the site.

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 site subject to the rezoning is located in the LDR land use category within the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Single family and multi-family dwellings are the principal use for land designated as LDR. As such, all of the RLD zoning districts are primary zoning districts within this land use category.

Future Land Use Element

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.

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 not currently mixed.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

JEA water and sewer will be provided to the site in over to allow for the minimum lot requirements for the RLD-50 zoning district.

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-50 allows for smaller lot sizes than the RR-Acre Zoning District. This zoning district, if connected to JEA water and sewer would allow lots, to a minimum, 5,000 square feet. This lot size with a mix of larger lots in the area will bring a sense of mixture and balance of residential lot sizes in the area.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development.

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, the subject property will be rezoned from RR-Acre to RLD-50 Zoning District as set forth in Section 656.313 of the Zoning Code and permit the development a single-family subdivision.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of 118th Street, west of Ricker Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single family dwellings
East	LDR	RR-Acre	Single family dwellings
South	MDR	RMD-B	Single family dwellings
West	LDR	PBF-2	Westview Elementary School

A rezoning of approximately 40 acres on the north side of Noroad, 700 feet east of the subject property, was approved for a RLD-50 Zoning District. Although there are many large single family lots in the area, there are townhomes, multifamily apartments and mobile home park

within ¼ mile. Approval of this rezoning to RLD-50 would provide for the development of similar housing characteristics consistent with the surrounding area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 23, 2019, the required Notice of Public Hearing signs were posted.

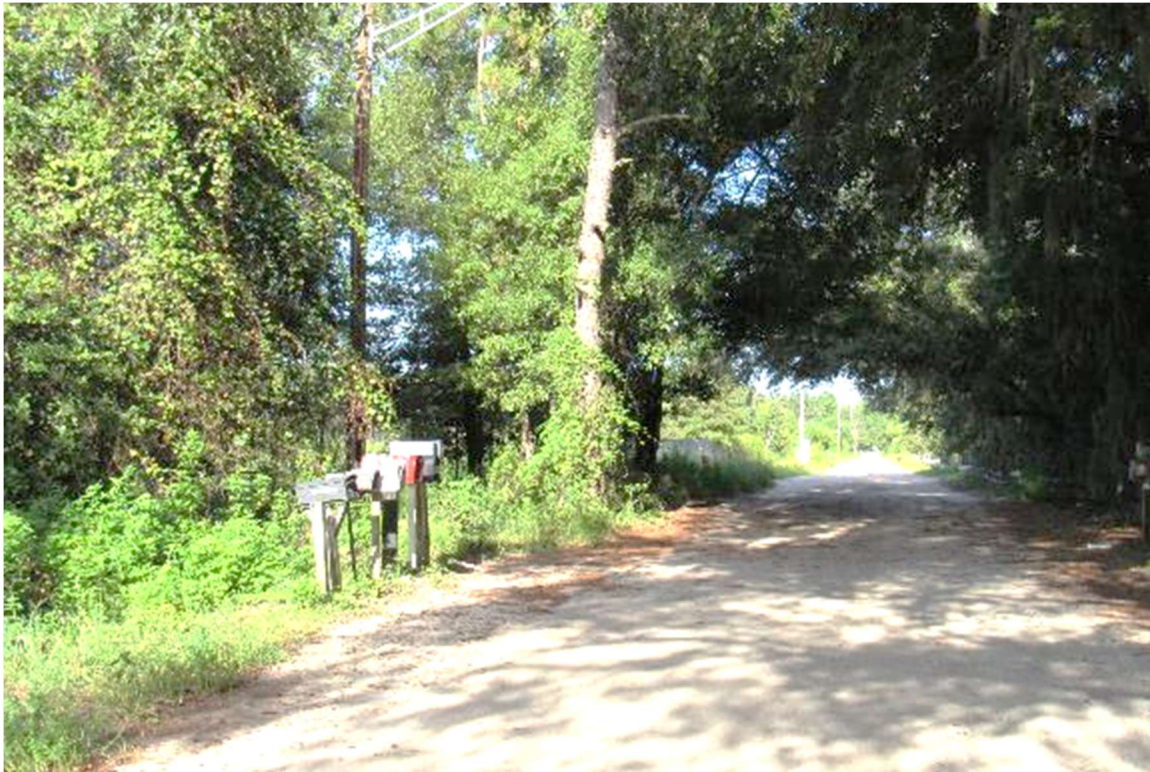


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-545** be **APPROVED**.



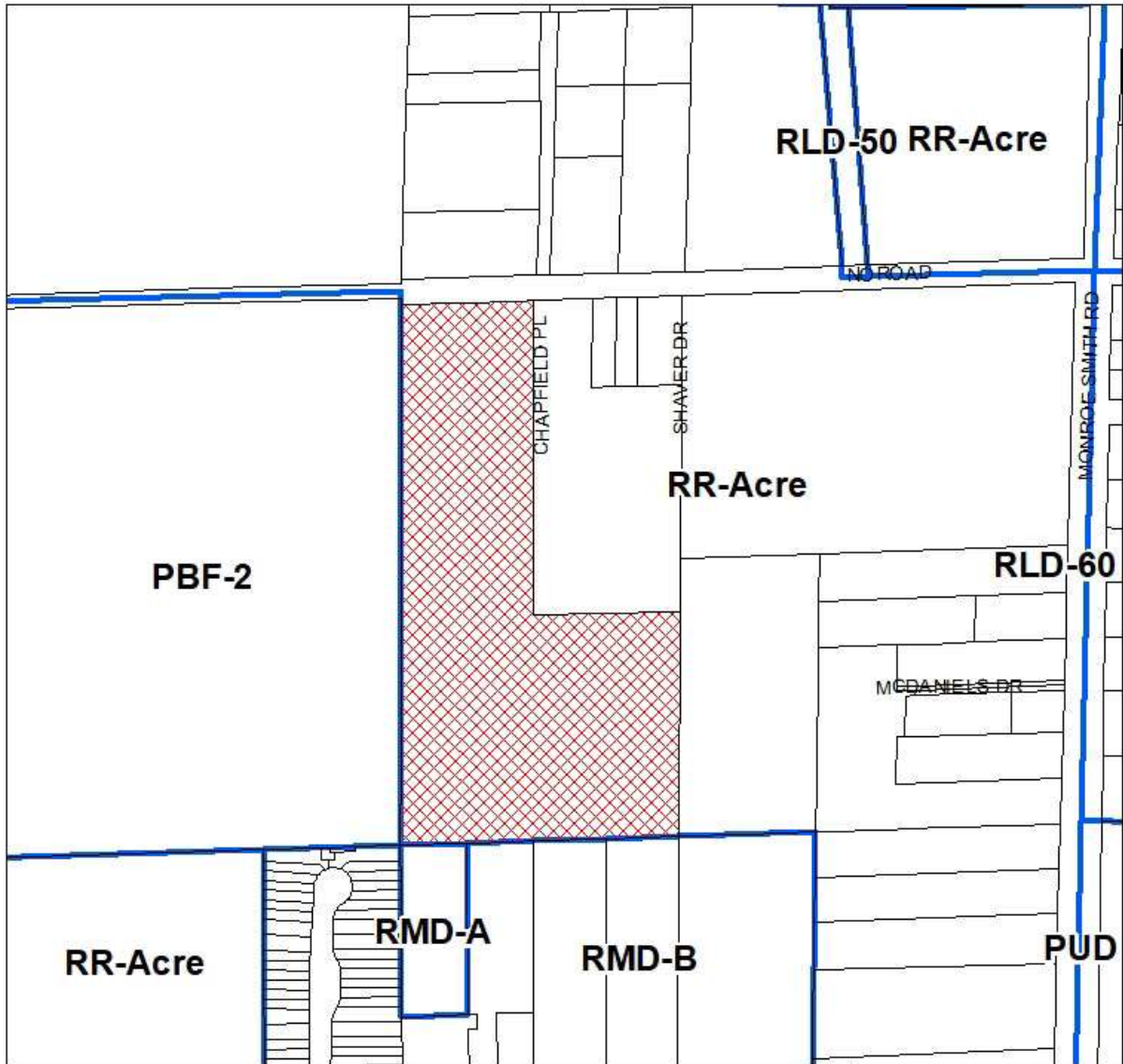
Aerial view of subject property.

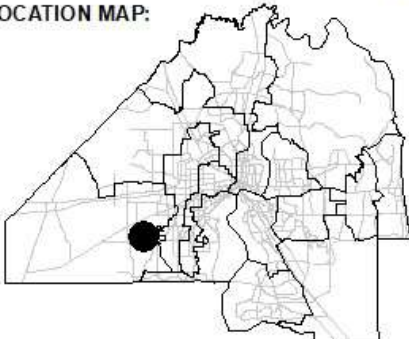



Noroad at the subject property



Adjacent single family dwelling



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-50</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0545</p>	<p>TRACKING NUMBER</p> <p>T-2019-2404</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>