

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0096

March 5, 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 **2020-0096**.

Location: 4845 Sunderland Road
Between Cassat Avenue and Blanding Boulevard

Real Estate Number: 095005-0000

Current Zoning District: Residential Low Density - 60 (RLD-60)

Proposed Zoning District: Community Residential Office (CRO)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Applicant/Agent: Henry Mooneyhan
Lakeshore United Methodist Church
2246 Blanding Boulevard
Jacksonville, Florida 32210

Owners: Dan Myers
Lakeshore United Methodist Church
2246 Blanding Boulevard
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0096** seeks to rezone .24± acres of property from Residential Low Density-60 (RLD-60) to Community Residential Office (CRO). The property is located in the Residential-Professional-Institutional (RPI) Land Use Category within the Urban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for a potential buyer to develop the property with commercial uses.

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 subject site is located on the northeast corner of Cassat Avenue (SR 111) and Sunderland Road within the Urban Development Area. The CRO zoning district is consistent with the RPI land use category. According to the Future Land Use Element (FLUE), RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

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

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan:

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.

Per the attached JEA letter, and updated memorandum dated December 5th, 2019, the site has access to centralized water and does not have a connection to a gravity sewer within a quarter mile of the site. Any development will be required to conform to the comprehensive plan, and the requirements of the Sanitary Sewer Su-Element.

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.

The proposed rezoning will allow for the development of a vacant piece of property to be built out with either residential or commercial uses, while keeping with the character of the area along Cassat Avenue.

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

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located along Cassat Avenue which is comprised of a mix of commercial and residential uses. The Surrounding Land Use and Zoning Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	RLD-60	Single Family Residence
East	RPI	RLD-60	Single Family Residence
South	RPI	CRO	Office/Single Family Residence
West	RPI	CRO	Office

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 24, 2020 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



Source: Planning and Development Department
Date: February 25, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0096** be **APPROVED**.



Aerial

Source: JaxGIS
Date: February 21, 2020



View of the Subject Property

Source: Planning and Development Department
Date: February 25, 2020



View of the neighboring property across Sunderland Road.

Source: Planning and Development Department

Date: February 25, 2020



View of the neighboring properties across Cassat Avenue to the South.

Source: Planning and Development Department

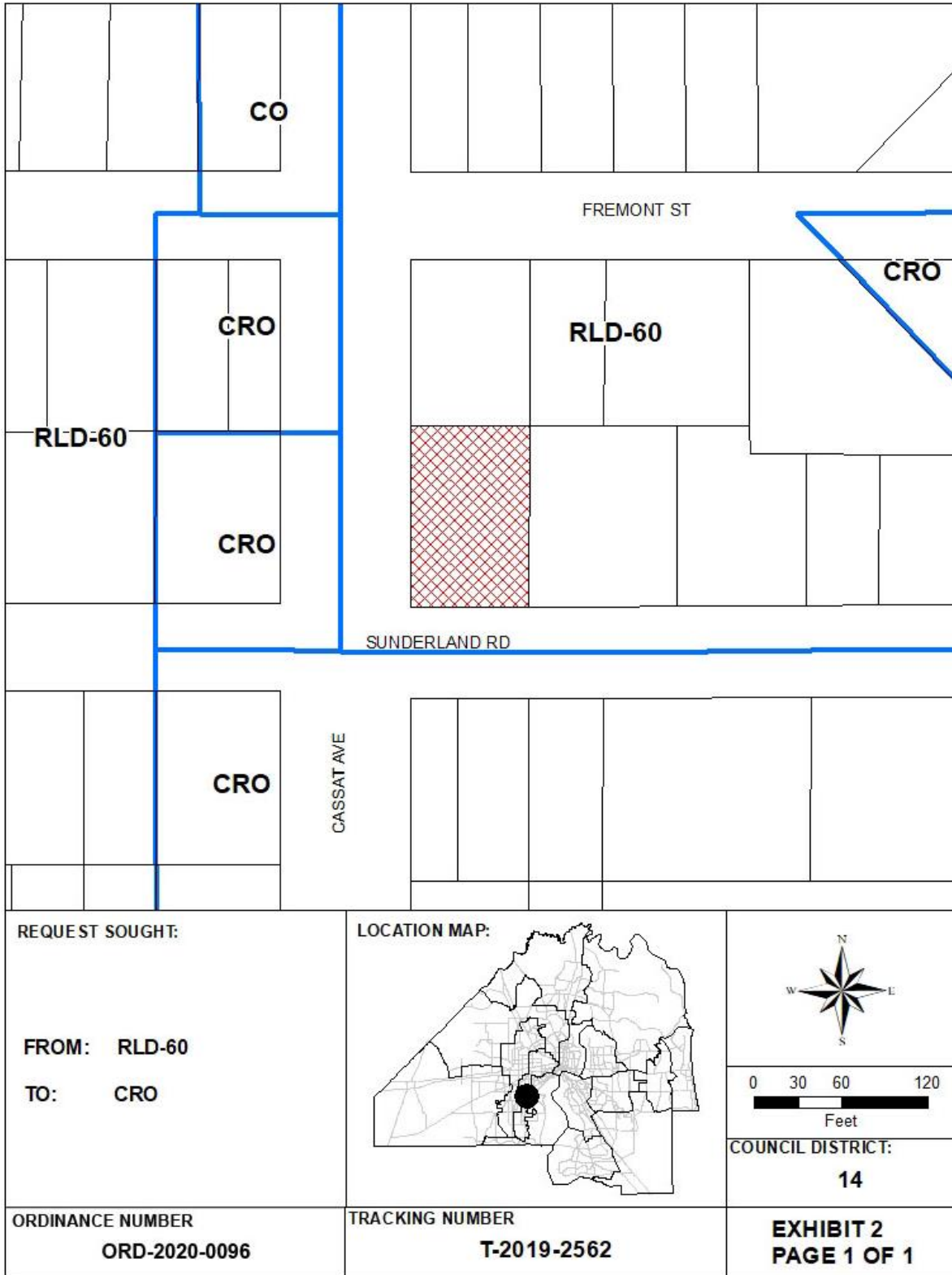
Date: February 25, 2020



View of the neighboring properties across Cassat Avenue to the North

Source: Planning and Development Department

Date: February 25, 2020



Legal Map

Source: JaxGIS
Date: February 21, 2020