

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2020-0304

JULY 23, 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 **2020-0304**.

Location: 0 Taylor Field Road

Real Estate Number: 016335-0000, 016334-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 4—Southwest

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd, Suite 1500
Jacksonville, Florida 32207

Owner: Janet Miller
671 Hollyhill Road
Centreville, AL 35042

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0304** seeks to rezone approximately 20± acres of a property from Rural Residential-Acre (RR-Acre) to Residential Low Density-50 (RLD-50). The property is located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is to permit the development of 50 lots as an additional phase of the existing Plantation Oaks/Longleaf subdivision.

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 Medium Density Residential (MDR) 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 proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. According to the JEA letter, dated February 18, 2020, provided with the application, the site has access to both centralized water and sewer. The maximum gross density in the Suburban Area is 7 units/acre when fill urban services are available to the site. A portion of the subject site contains wetlands and is within flood zones.

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.

The subject property is located within the already existing Plantation Oaks/Longleaf subdivision and if approved the proposed residential development

would allow for the construction of 50 new single family dwellings. The proposed residential development will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.

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 properties is located in the Urban Area and According to the JEA Availability letter dated February 18, 2020, submitted with the application, the site has access to water and sewer service. The proposed use will be in compliance with Policy 1.2.9.

Policy 3.1.11

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

The subject property is currently a vacant piece of land that has yet to be utilized and approval of this Rezoning would allow the developers to develop the property with uses that are similar in nature to the existing neighboring properties. Therefore Objective 6.3 would be accomplished by encouraging new development on vacant land within an area already thriving as a Low Density Residential area.

Recreation and Open Space Element:

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Once the applicant is granted approval for the rezoning developer will need to comply with Policy 2.2.2 by providing active recreation parks or monetary contribution to the appropriate departments in order to be in compliance with the 2030 Comprehensive Plan.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

Airport Environment Zone:

The site is located within the 150 foot Height and Hazard Zone for the Naval Air Station Jacksonville (NAS JAX). Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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 RR-Acre to RLD-50 in order to permit the development 50 lots as an additional phase of the existing Plantation Oaks/Longleaf subdivision.

SURROUNDING LAND USE AND ZONING

The subject site is located at the east side of Longleaf Branch Drive between the existing Plantation Oaks and Longleaf subdivisions. It is also located within the Suburban Area, Planning District 4 and Council District 12. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development and new LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided. The subject property surrounded by two Planned Unit Developments PUD: 2003-1158 which allows for single family lots 50 feet in width, and PUD: 1985-0699 allowing single family lots 65 feet in width.

Old Middleburg Road, from 103rd Street (State Route 134) to Argyle Forest Boulevard, is the directly accessed functionally classified roadway in the vicinity. Old Middleburg Road is a 2 lane

undivided collector in this vicinity and is currently operating at 66.64% of capacity. This Old Middleburg Road segment has a maximum daily capacity of 17,766 vpd and a 2018 daily traffic volume of 11,839 vpd.

This development is for 50 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 472 vpd.

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|-------------------|-------------------|-----------------|-------------------------|
| North | LDR | PUD: 1985-0699 | Single Family Dwellings |
| South | LDR | PUD: 2003-1158 | Single Family Dwellings |
| East | LDR | PUD: 2003-1158 | Single Family Dwellings |
| West | LDR | PUD: 2003-1158 | Single Family Dwellings |

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-50 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 7, 2020** 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 **2020-0304** be **APPROVED**.



Aerial View

Source: JaxGIS Map



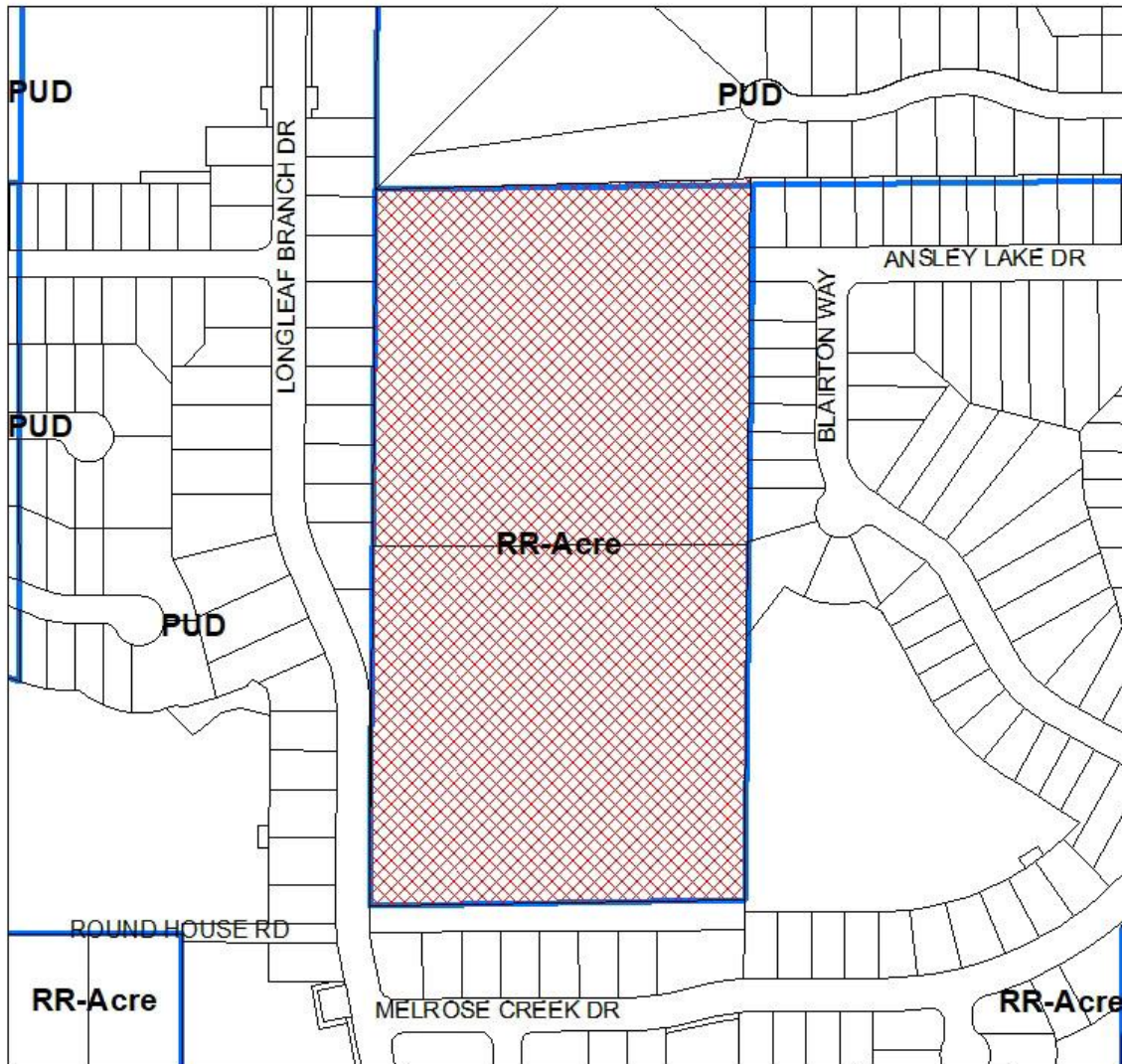
View of Subject Property

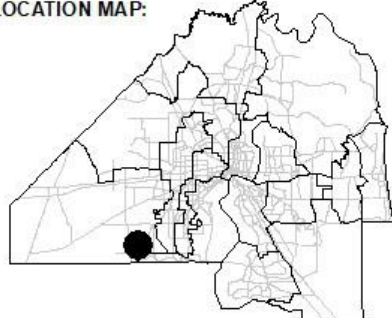

Source: GoogleMaps



View of Subject Property

Source: GoogleMaps



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|---|---|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-50</p> | <p>LOCATION MAP:</p>  |  <p>0 100 200 400</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>12</p> |
| <p>ORDINANCE NUMBER</p> <p>ORD-2020-0304</p> | <p>TRACKING NUMBER</p> <p>T-2020-2766</p> | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |

Legal Map
 Source: JaxGIS Map