

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2020-0339

AUGUST 6, 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 **2020-0339**.

Location: 8337 Alton Avenue; Between Alton Road and Bowman Street North

Real Estate Number: 144796-0020

Current Zoning District: Commercial, Residential and Office (CRO)

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

Current Land Use Category: Community/General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 2—Greater Arlington/Beaches

Applicant/Agent: Jessica Wilson
JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 109
Jacksonville, FL 32256

Owner: Alex Sifakis
JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 109
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0339** seeks to rezone 0.61± acres of land from Commercial, Residential and Office (CRO) to Residential Medium Density-A (RMD-A). The request is being sought to allow for the development of four (4) single-family dwellings. Staff also notes a companion Small Scale Land Use Amendment L-5446-20C (**Ordinance 2020-0338**) that seeks to amend the land use from Neighborhood Commercial (NC) to Medium Density Residential (MDR).

The subject property is located within the Woodland Acres Land Use and Zoning Study. The study identifies the subject parcel as a non-conforming residential use. According to the study, residential redevelopment pressures are increasing in the study area. It is recognized that as the local market changes there may be pressure to change zoning designations to accommodate higher density residential development within the Woodland Acres study area. This trend would be consistent with the Residential Medium Density-A (RMD-A) zoning district and the Medium Density Residential (MDR) future land use category designation of the residential portions of the study area. The study contains guidelines for how higher density residential infill and redevelopment can occur in the study area without compromising the integrity of the study area. Therefore, the amendment is consistent with the study.

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 that with the approval of companion Small Scale Land Use Amendment L-5446-20C (**Ordinance 2020-0338**), the subject property will 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 Category Description of the FLUE, the Medium Density Residential (MDR) land use category is a category intended to provide compact medium to high-density residential development and transitional uses between low-density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category.

The amendment site is located in the Urban Priority Development Area and the intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE):

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.

In reference to the attached JEA Availability Letter, **2019-0799**, the proposed development shall connect to City water and sewer with an estimated flow of 1,750 gpd.

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 Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the growth outlined in the Woodland Acres Land Use and Zoning Study and provide for a greater variety of housing product for Jacksonville residents.

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 CRO to RMD-A in order to permit for a single-family residential development—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located between Alton Avenue and Bowman Street North. This segment of land contains a mixture of medium density lot sizes. The proposed rezoning to RMD-A would render the lots to have a minimum lot size of 40 feet in lot width and 4,000 square feet in lot area—which, in terms of density, would complement the abutting residential lots to the north of the subject property. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Single-Family Dwellings
East	CGC	CO	Place of Worship
South	CGC	CCG-2	Commercial/Retail
West	CGC	CO	Single-Family Dwellings

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



SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 16, 2020** by the Planning and Development Department, the required Notice of Public Hearing signs **were not** posted. However, the applicant provided photo documentation showing the signs were posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0339** be **APPROVED**

Figure A:



Source: Planning & Development Dept, 6/4/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 07/16/20

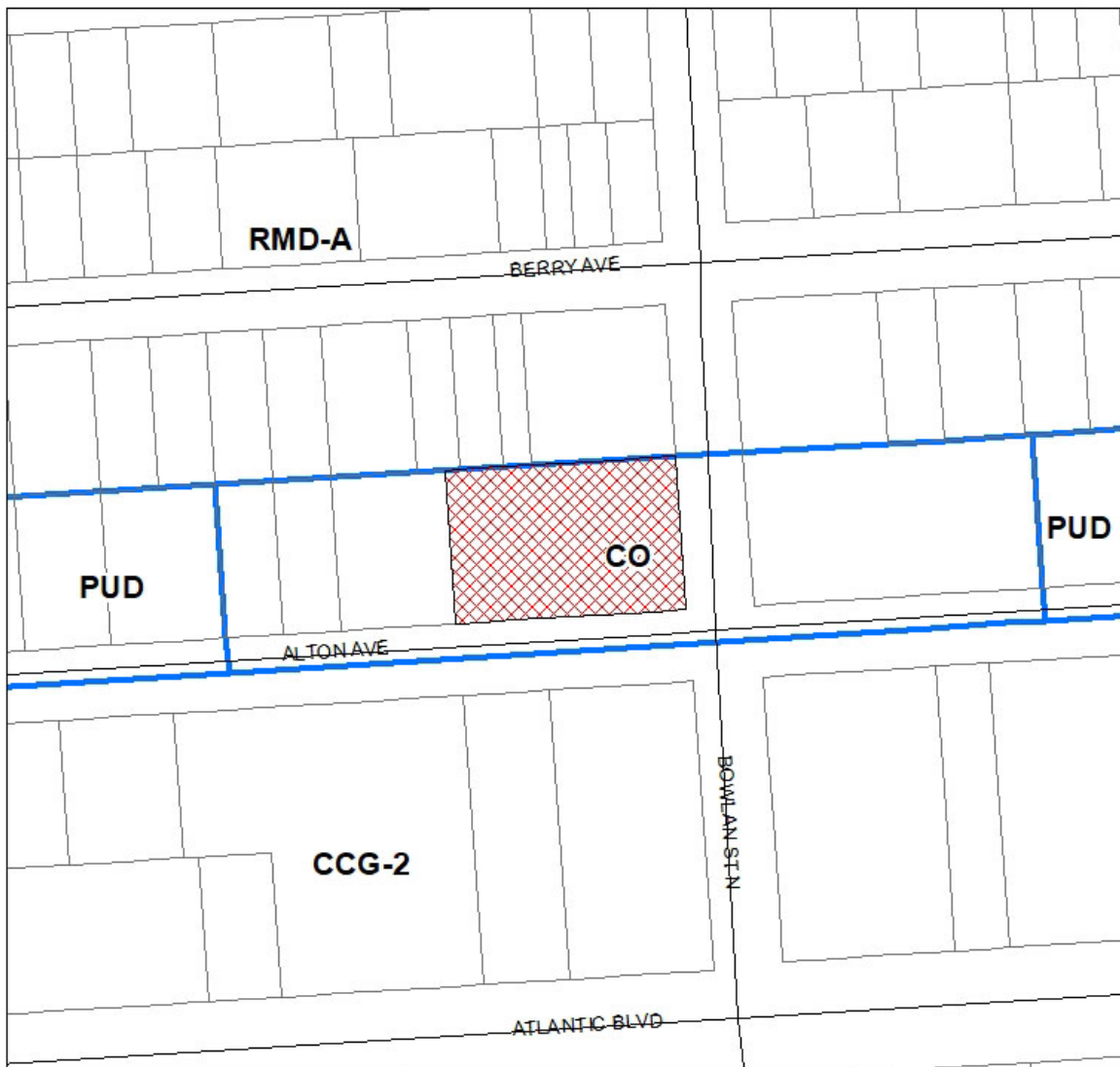
View of Alton Avenue and the subject parcel, facing north.

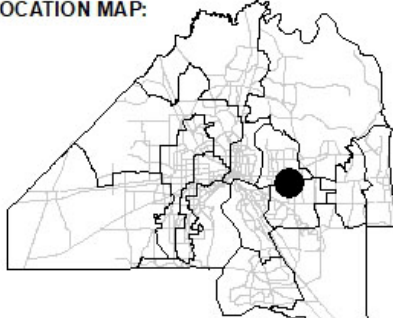

Figure D:



Source: Planning & Development Dept, 07/16/20

View of the subject property and the neighboring church, facing east.



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: RMD-A</p>	<p>LOCATION MAP:</p> 	 <p>0 45 90 180 Feet</p> <p>COUNCIL DISTRICT: 1</p>
<p>ORDINANCE NUMBER ORD-2020-0339</p>	<p>TRACKING NUMBER T-2020-2875</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>