

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0276

October 3, 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 **2019-0276**.

Location: 0 Julington Creek Road
Between Aladdin Road and Julington Oaks Drive

Real Estate Number(s): 159128-0060; 158193-0090; 158193-0070;
158193-0080; 158193-0082; 159128-0065

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

Proposed Zoning District: Residential Low Density-80 (RLD-80)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Owner: Glenn M. Blair
Grover M. Blair Revocable Living Trust
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Jacksonville, Florida. 32223

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Attorney-In-Fact
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Jacksonville, Florida. 32223

Glen & Sharon Blair
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Jacksonville, Florida. 32223

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Jacksonville, Florida. 32223

Agent:

David Shacter
426 Orange Buff Avenue
Jacksonville, Florida. 32211

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0276** seeks to rezone 13.40+/- acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-80 (RLD-80). The applicant seeks to rezone the property to allow for a new single family residential development. Currently, under the RR-Acre zoning district the owner is required to have one acre of land for every one dwelling unit, while in the requested RLD-80 Zoning District the owner is only required to have 8,800 square feet of land for every one dwelling unit.

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 Planning and Development Department finds that the subject property is currently located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. 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), LDR in the Suburban Area, is intended to provide for low density residential development. Development which includes: Single family and Multi-family dwellings; Commercial Retail Sales and Service Establishments when incorporated into mixed use developments.

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

The subject site has multiple connection points for both centralized services according to the JEA Service Availability Letter #2018-1473. There are two existing 10 inch water main connection, one within the Julington Creek ROW and one within the Aladdin Road ROW. There is an existing 8 inch gravity sewer connection within the Julington Creek ROW, as well as a 4 inch sanitary for main with the Julington Creek ROW. Any development within the the proposed rezoning will be required to utilize the connection and therefore is consistent with Policy 1.2.9 of the 2030 Comprehensive Plan.

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.

The proposed rezoning would allow for the development of a subdivision which would continue the residential nature of the surrounding area and overall neighborhood. The proposed subdivision is located near the intersection of Julington Creek Road and Aladdin Road, which are both defined as Collector Road under the Functional Highway Classifications. Any subsequent development of the proposed rezoning will be able to utilize the two collector roads and will have no major impacts to the overall transportation network of the area. The proposed rezoning is compatible with Goal 3 of the 2030 Comprehensive Plan.

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 lot is currently made up of two residential structures. The proposed neighborhood would allow for an increase in total density in the area, but would not alter the residential character of the surrounding neighborhoods. The proposed rezoning therefore is consistent with Objective 3.1 of the 2030 Comprehensive Plan.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Please See the Attached Land Use Review Document to view the Wetlands characteristics and polices on the subject property.

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 will meet the requirements of the RLD-80 Zoning District as set forth in Section 656.305 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	LDR	RR-Acre	Single Family Dwellings
South	LDR	RLD-90	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR	RR-ACRE	Single Family Dwellings

The proposed rezoning is located on Julington Creek Road, a 2-lane collector road surrounded by single family dwellings and subdivisions. The area is heavily residential in nature. The surrounding area is made up of a wide range of Zoning Districts Ranging from RLD-60 to RLD-100B including a small pocket of AGR to the East and PUD’s. The proposed RLD-80 Zoning district will not bring unique or out of character lot sizes to the Julington Creek Area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 9, 2019 the required Notice of Public Hearing signs were posted.



Source: Planning and Development Department

Date: May 9, 2019

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0276** be **APPROVED**.



Aerial

Source: JaxGIS

Date: May 10, 2019



View of the Subject Property from Julington Creek Road

Source: COJ, Planning & Development Department

Date: May 9, 2019



View of the Subject Property from Aladdin Road, please note that the rezoning will not affect the portion of the property where the current structure sits.

Source: COJ, Planning & Development Department

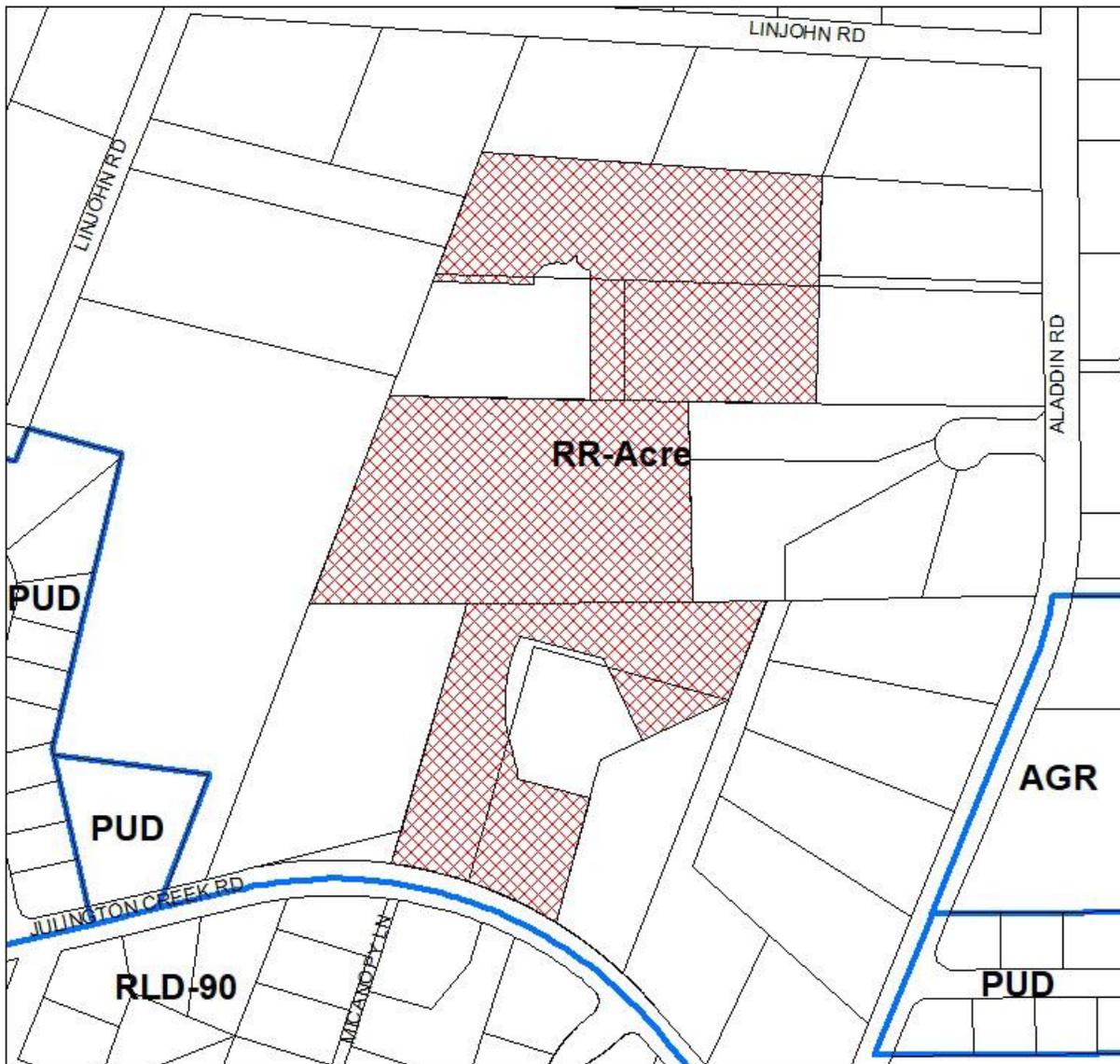
Date: May 9, 2019



View looking down Micanopy Lane which is across Julington Creek Road from the proposed rezoning.

Source: COJ, Planning & Development Department

Date: May 9, 2019

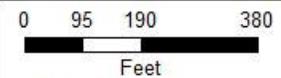
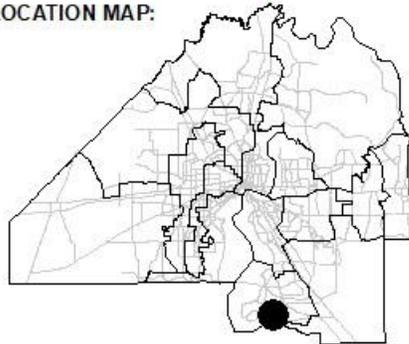


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-80

LOCATION MAP:



COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2019-0276

TRACKING NUMBER

T-2019-2280

**EXHIBIT 2
PAGE 1 OF 1**

Legal Map