

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2025-0093****MARCH 6, 2025**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning **Ord. 2025-0093**.

<b><i>Location:</i></b>	1043 Walnut St
<b><i>Real Estate Numbers:</i></b>	072921-0000
<b><i>Current Zoning District:</i></b>	Planned Unit Development (1985-0757)
<b><i>Proposed Zoning District:</i></b>	Residential Medium Density-C (RMD-C)
<b><i>Current Land Use Category:</i></b>	Medium Density Residential (MDR)
<b><i>Planning District:</i></b>	District 1-Urban Core
<b><i>Council District:</i></b>	District 7
<b><i>Applicant/Agent:</i></b>	Desiree Ownby Community Property Investment LLC 1776 Oak Grove Drive South Jacksonville, Florida 32043
<b><i>Owners:</i></b>	Chen Goldchtein 1043 Walnut, LLC 7701 Baymeadows Circle West Unit 1043 Jacksonville, Florida 32257
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Conventional Rezoning **2025-0093** seeks to rezone approximately 0.25 acres of land from Planned Unit Development (1985-0757) to Residential Medium Density-C (RMD-C) district to develop the property with allowed uses within RMD-C district. While the property is not located within the Springfield Zoning Overlay it is located within the boundaries of the Springfield Historic District and is required to receive a Certificate of Appropriateness with the Historic Preservation Section for any new development.

The current PUD, 1985-0757, allowed for a commercial convenience store on the first floor and five (5) apartment units on the second floor of a historic building constructed in 1920s. The historic structure was approved for demolition in 2023 and has since been removed from the property.

### **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 2045 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

#### ***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The quarter of an acre subject site is located on the corner of 1st Street East and Walnut Street, within the Urban Priority Area. 1st Street East is classified as a collector roadway while Walnut Street is classified as a local roadway.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as 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. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Development within the category should be compact and connected and should support multi-modal transportation. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept and Transit Oriented Development (TOD) are permitted. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density in the Urban Priority Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre; except as provided herein.

- The maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR; except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.

- In the absence of the availability of centralized potable water and/or wastewater, the gross density of development permitted in this category shall be the same as allowed in LDR without such services.
- There shall be no minimum density for single family dwellings when the predominant surrounding development typology is single family.

**The proposed rezoning to RMD-C is consistent with the MDR land use category and the goals and objectives of the 2045 Comprehensive Plan.**

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

**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.

**Objective 1.1**

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Objective 1.6**

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.

**HISTORIC DISTRICT**

The project site is located within the boundaries of the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission.

**SPRINGFIELD NEIGHBORHOOD PLAN**

The subject site is located within the boundaries of the 1977 Springfield Neighborhood Plan. The Springfield Neighborhood Plan was implemented over forty-five years ago and has since been replaced by the Springfield Zoning Overlay, which was implemented in 1998 and covers the boundaries of the Springfield Historic District, which was established in 1992.

### **BROWNFIELDS STUDY AREA**

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

**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 PUD to RMD-C.

### **SURROUNDING LAND USE AND ZONING**

The subject property is located at the southeast corner of the Walnut Street and 1<sup>st</sup> Street East intersection, where Walnut is classified as a collector roadway. The surrounding neighborhood is primarily developed with residential dwellings with a mixture of single family and multi-family structures. The property is located just outside of the Springfield Overlay and majority of the parcels being zoned RMD-S. RMD-C allows for development similar to those found within the RMD-S zoning district.

Nevertheless, the surrounding uses, land use categories, and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	MDR	RMD-S	Vacant Parcel
<b>South</b>	MDR	PUD 1994-0032	Single Family Dwellings
<b>East</b>	MDR	PUD 1994-0032	Single Family Dwellings
<b>West</b>	MDR	RMD-S	Single Family Dwellings

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

### SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **February 12, 2025** to the Planning and Development Department, that the Notice of Public Hearing signs were posted.



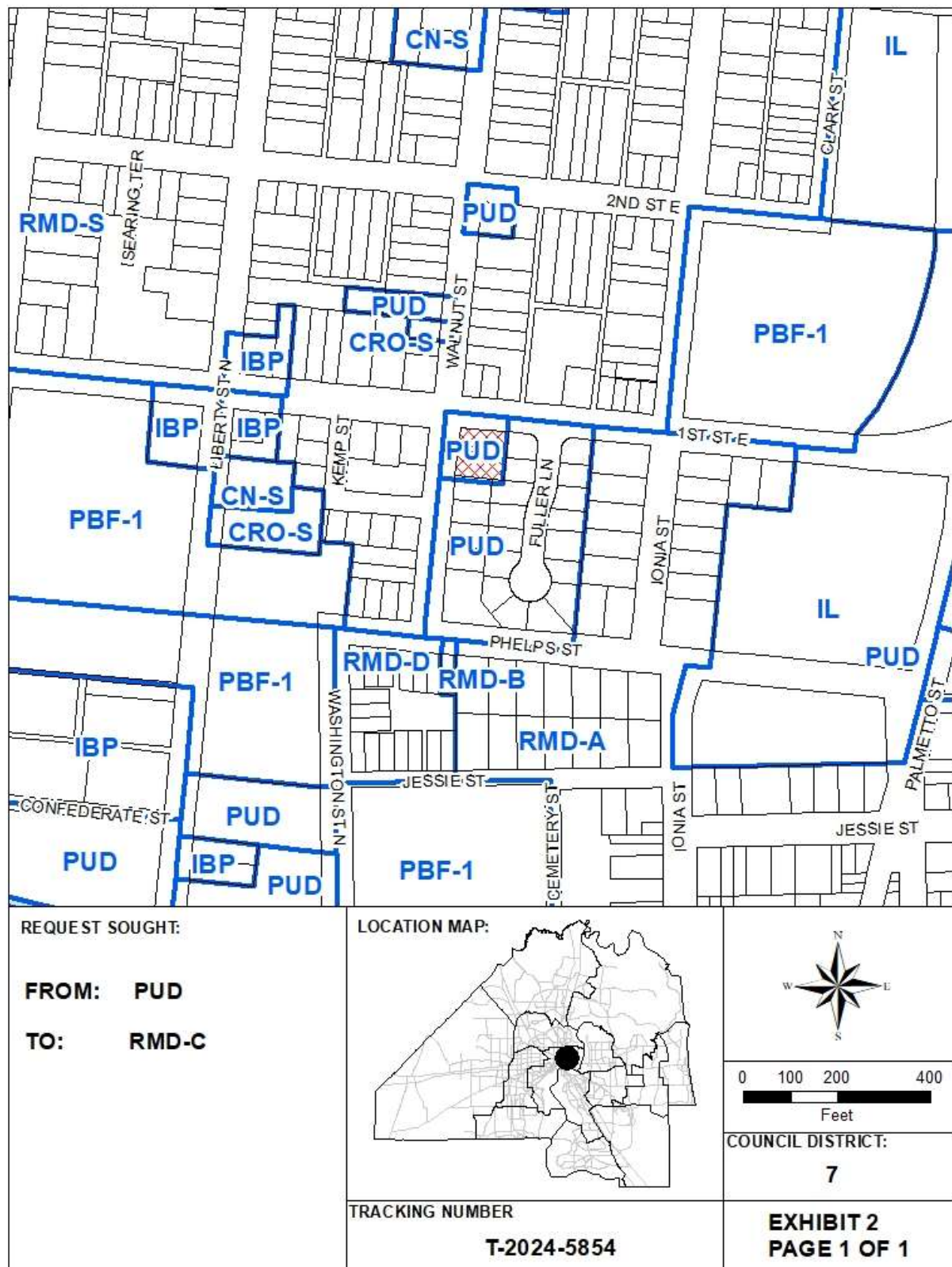
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2025-0093** be **APPROVED**.



Aerial Photo

Source: Jax GISMaps



Legal Map