

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – March 28, 2025

Ordinance/Application No.: 2025-170 / L-6009-24C

Property Location: 0 Pritchard Road

Real Estate Number(s): 003362 0000

Property Acreage: 8.38 acres

Planning District: District 5, Northwest

City Council District: District 12

Applicant: M. Hayden Phillips, Esq., Rogers Towers, P.A.

Current Land Use: Low Density Residential (LDR)

Proposed Land Use: Medium Density Residential (MDR)

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

Proposed Zoning: Planned Unit Development (PUD)

Development Boundary: Suburban Development Area

RECOMMENDATION: **APPROVE**

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

For development consistent with the market.

BACKGROUND

The subject site is 8.38 acres and is located at the southwest corner of Pritchard Road, a minor arterial road, and Jones Road, a collector road. The site is in Council District 12, Planning District 5 (Northwest), and in the Suburban Development Area. The applicant is proposing a Future Land Use Map (FLUM) amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for the construction of townhomes. The applicant is also proposing a companion rezoning from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD), which is pending concurrently with this application, pursuant to Ordinance 2025-171.

The subject site is in an area with residential development in the MDR category southeast of the site that was amended to the MDR land use category in 2008, large lot single family homes directly south of the site, and Cisco Gardens Park, north of the site, across Pritchard Road. There is a retail business selling household goods, groceries, etc., at the northeast corner of Pritchard Road and Jones Road. West of the site is the Westlake Industrial Park, with the portion closest to the site being undeveloped. The Westlake Industrial Park is approximately 4,900 acres in the Multi-Use (MU) category and allows a mix of uses. Currently, the MU area includes mostly business park, warehousing and distribution center uses.

Just south of the site, Ordinance 2024-227-E amended the land use on a 2.58-acre parcel from LDR to MDR. Six-Mile Creek is south of the site but the site does not abut the waterway. Approximately half a mile west and northwest of the site are primarily logistics centers, for warehousing and distribution, and vehicular storage. Approximately half a mile northeast of the site are additional logistics centers.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: LDR

Zoning: RR-Acre

Property Use: Cisco Gardens Park, Pond, Single-family residential

South: Land Use: LDR and MDR (2024-227-E)

Zoning: RR-Acre, RMD-A, RLD-90, RLD-60

Property Use: Single-family residential (large lot singly-family residential directly south of the site and a single-family subdivision beyond that)

East: Land Use: MDR (2008-624-E) and LDR

Zoning: PUD (2007-377-E), RLD-60, RR-Acre

Property Use: Multi-family and single-family residential

West: Land Use: Mixed Use (Westlake Industrial Park), AGR

Zoning: PUD, AGR

Property Use: Undeveloped land in the Westlake Industrial Park, retention pond, a cleared area, utility easement, and logistics center

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Land Use Amendment Impact Assessment - Application Number L-6009-24C

Development Analysis			8.38 Acres / 365,032.8 Sq. Ft.		
Development Boundary		Suburban Development Boundary			
Roadway Frontage Classification / State Road		Jones Road: Collector Pritchard Road: Minor Arterial			
Plans and/or Studies		Northwest Vision Plan			
Site Utilization		Current: Vacant		Proposed: Development consistent with the market.	
Land Use / Zoning		Current: LDR / RR-Acre		Proposed: MDR / PUD	
Development Standards for Impact Assessment		Current: 5 DU / Acre		Proposed: 15 DU / Acre	
Development Potential		Current: 41 DU		Proposed: 125 DU	
Net Increase or Decrease in Maximum Density		Increase of 84 DU			
Net Increase or Decrease in Potential Floor Area		N/A			
Population Potential		Current: 109 People		Proposed: 293 People	
Special Designation Areas					
Aquatic Preserve		No			
Evacuation Zone		No			
Airport Environment Zone		300' for OLF Whitehouse			
Industrial Preservation Area		No			
Cultural Resources		No			
Archaeological Sensitivity		Low and High			
Historic District		No			
Coastal High Hazard		No			
Adaptation Action Area		No			
Groundwater Aquifer Recharge Area		0-4 Inches			
Wellhead Protection Zone		No			
Boat Facility Siting Zone		No			
Brownfield		No			
Public Facilities					
Potential Roadway Impact		54 Net new daily trips			
Potential Public School Impact		29 Students			
Water Provider		JEA			
Potential Water Impact		Increase of 18,469 gpd			
Sewer Provider		JEA			
Potential Sewer Impact		Increase of 13,851 gpd			

Development Analysis	8.38 Acres / 365,032.8 Sq. Ft.
Potential Solid Waste Impact	Increase of 218.4 tpy
Drainage Basin/Sub-basin	Trout River / Unnamed Branch
Recreation and Parks	Cisco Gardens Park
Mass Transit Access	Within the Pritchard Redit-Ride Zone. There are no bus routes nearby.
Natural Features	
Elevations	57' to 53'
Land Cover	4110: Pine flatwoods
Soils	14: Boulogne Fine Sand, 0%-2% slopes 58: Pottsburg fine sand, high, 0%-3% slopes
Flood Zones	No
Wetlands	No
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA Availability Letter, dated February 23, 2024, as part of the companion rezoning application. According to the letter, there is an existing 16-inch water main along Pritchard Road and a 12-inch water main along Jones Road. There is a 6-inch force main sewer connection along Pritchard Road and another 6-inch force main along Jones Road.

Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer. The MDR land use category requires connection to centralized JEA and water and sewer to develop multi-family dwellings.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

Transportation:

The subject site is 8.38 acres and is located on Pritchard Road, a minor arterial roadway, just west of Jones Road, a collector roadway. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 5. The applicant proposes to change the existing land use from Low Density Residential (LDR) to Medium Density Residential (MDR).

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with the most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current LDR land use would result in 47 daily trips depending on the scenario. If the land use is amended to allow for this proposed MDR development, this will result in 101 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment is 54 net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

Table A
Trip Generation Estimation Scenarios

Current Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Diverted & Pass-By Trips	Daily Trips
LDR	210	5 DUs	T = 9.43 (X)	47	0	47
				Total Trips for Existing Land Use- Scenario 1		47
Proposed Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Diverted & Pass-By Trips	Daily Trips
MDR	220	15 DUs	T = 6.74 (X)	101	0	101
				Total Trips for Proposed Land Use- Scenario 1		101
				Scenario Difference in Daily Trips		54

Source: Trip Generation Manual, 11th Edition, Institute of Engineers

School Impacts

The 8.38-acre proposed land use map amendment has a development potential of 125 dwelling units and 29 new students. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

Application Review Request: COI PDD: School Impact Analysis Proposed Name: L-6009-24C Pritchard Rd Requested By: Eric Hinton Reviewed By: Levenne Griggs Due: 3/10/2025							
Analysis based on maximum dwelling units:			125				
School Type	CSA ¹	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 2,7 & 8
Elementary	1	10,763	53%	14	55%	7,057	2,517
Middle	1	5,288	70%	6	81%	1,862	101
High	1	5,762	71%	9	54%	784	2,252
				29	64		

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-119

MS-050

HS-078

0.248

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Dural County (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 Adopted Level of Service (LOS) Standards
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: L-6009-24C Pritchard Rd Requested By: Eric Hinton Reviewed By: Levenne Griggs Due: 3/10/2025 Analysis based on maximum dwelling units: 125						
SCHOOL¹	CSA	STUDENTS GENERATED (Rounded)²	SCHOOL CAPACITY² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Dineenore ES#45	1	14	683	565	83%	82%
Highlands MS#244	1	6	1148	665	58%	45%
Jean Ribault HS#96	1	9	1680	1246	74%	77%
		29				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-119

MS-050

HS-078

0.248

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high and low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for OLF Whitehouse Zoning will limit development to a maximum height of 300 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).

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would

extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Aquifer Recharge Area

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR)

- Policy 1.2.3 The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.
- Policy 1.2.7 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridan Aquifer Recharge GIS grid coverage.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on March 18, 2025, the required notices of public hearing signs were posted. Forty-four (44) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on March 17, 2024. No members of the public attended to ask questions or provide comment on the application.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this 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.

Policy 1.1.17 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to

compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Policy 3.1.12 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to

locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

Property Rights Element (PRE)

- Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
- Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
- Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.
- Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein. The maximum gross density in the Suburban Area shall be 7 units/acre when, as indicated in this case, centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein.

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. For sites located within the Suburban Area, the maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR. The subject site abuts LDR and would be allowed a maximum of 20 units/acre. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

The proposed amendment from LDR to MDR is a logical extension of residential uses south of the site and will result in infill development in an area that is served by full urban services. Development of the site with uses consistent with the MDR land use category would add diversity to the existing single- and multi-family housing stock of the area. The site is also located along a minor arterial roadway (Pritchard Road) and a collector road (Jones Road), producing a preferred location for the increase of density to the site. Additionally, the site is located approximately ½ mile away from job centers to the east and west and is less than a mile directly west of I-295 with a ramp at the intersection of I-295 and Pritchard Road. There is a grocery and household goods store in easy walking distance from the site, at the northeast corner of Pritchard Road and Jones Road. The site's amendment to MDR provides a gradual transition between LDR and MDR uses located south and east of the site. Therefore, the amendment is consistent with the FLUE Goals 1 and 3, Objective 1.1, and Policies 1.1.7, 1.1.21, 1.1.22, 3.1.5, and 3.1.12.

The applicant has provided a JEA Availability Letter, dated February 23, 2024, as part of the companion rezoning application. According to the letter, there is an existing 16-inch water main along Pritchard Road and a 12-inch water main along Jones Road. There is a 6-inch force main sewer connection along Pritchard Road and another 6-inch force main along Jones Road. Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer. The MDR land use category requires connection to centralized JEA and water and sewer to develop multi-family dwellings. The applicant intends to connect to central water and sewer services as indicated on the land use application and in the written description of the companion PUD Zoning providing consistency with FLUE Policy 1.2.8.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Northwest Jacksonville Vision Plan

The subject site is located within the boundaries of the Northwest Jacksonville Vision Plan. The site is located within the Suburban Area of the Plan and within the Rural/Conservation Character Area. The Plan recommends the development of new communities with a mix of housing types for this area while protecting the rural character and open spaces and the area's scenic views. The proposed residential development will contribute towards providing

a variety of housing types for this area. The proposed amendment is consistent with the Northwest Vision Plan.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan:

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing in the northeast Florida region and create a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

LAND LOCATION, LAND USE, AND UTILIZATION MAP

