

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-0091

MARCH 5, 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 **2020-0091**.

Location: 11134 New Kings Road (S.R. 15)
East of Bradd Avenue, North of Dunn Avenue

Real Estate Numbers: 004246 0000

Current Zoning Districts: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Recreation and Open Space (ROS)

Current Land Use Category: Low Density Residential (LDR) and Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Recreation and Open Space (ROS)

Planning District: District 6 —North

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive W, Suite 1200
Jacksonville, Florida 32202

Owners: Justin Crumbley
J and C Jax Properties LLC
149 Bragg Street
St Mary, GA 31562

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0091** seeks to rezone 2.70± acres of a property from Residential Low Density-60 (RLD-60) to Recreation Open Space (ROS). The property is located on the west side of New Kings Road (S.R. 1) between Dunn Avenue and Trout River. The property is currently a mobile home park in the Residential-Professional-Institutional (RPI) and Low Density Residential (LDR) land use categories. The applicant is requesting a rezoning in order to

develop the property as a recreational vehicle park. This rezoning includes a companion land use amendment to Recreation and Open Space (ROS) under Ordinance **2020-0090**.

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. According to the FLUE, the Low Density Residential (LDR) land use designation in the Suburban Development Area is intended to provide for low density residential development of up to seven dwelling units per acre. The principal use is single-family homes.

Residential-Professional-Institutional (RPI) in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential uses.

Recreation and Open Space (ROS) is primarily intended for outdoor recreation. Principal uses include parks, playgrounds, golf courses, driving ranges, marinas, fairgrounds and spectator sports facilities in public and private ownership, carbon sinks, and pastoral open space managed by the Parks, Recreation and Community Services Department. Travel trailer parks are considered a secondary use.

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. There is a companion land use amendment for this rezoning to change the current land use from RPI and LDR to ROS. Travel trailer parks are considered a secondary use in the ROS land use category.

The project is also located within the boundaries of an airport environment zone, a wellhead buffer zone, the AE floodplain and areas of high sensitivity for archaeological resources. Please see the attached memorandum for additional review of these boundaries.

The proposed zoning application should be reviewed in relation to the following goals, objectives, policies or text of the 2030 Comprehensive Plan:

Future Land Use Element

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.

Per the JEA Availability letter 2020-0487, the subject property has points of connection for water and sewer nearby. Per Policy 1.2.9, the applicant will be required to have this property served by JEA.

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 applicant is looking to redevelop a current mobile home park into a recreational vehicle park. Nearby properties include residential and commercial businesses, all of which are served by New Kings Road (S.R. 15.)

Policy 3.2.4

The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The proposed rezoning will not encourage through traffic into adjacent residential neighborhoods, as the subject property is accessible by New Kings Road, and most of the surrounding residential is accessible by nearby local roads such as Dunn Avenue and Bradd Avenue.

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 RLD-60 to ROS. Moreover, approval of the rezoning will prompt the site to be redeveloped in accordance with the performance standards for *Travel trailer parks and campgrounds* set forth in Section 656.401(w), as well as with the permitted uses and permissible uses by exception established in Section 656.334—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located near the corner of New Kings Road and Dunn Avenue. A majority of the nearby properties are developed as single family dwellings, however, there are a few retail sales and markets along New Kings Road.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	RLD-60	Single Family Dwelling
East	CGC	CCG-2	Retail Stores
South	LDR	RLD-60	Single Family Dwellings
West	LDR	RLD-60	Single Family Dwellings

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 24, 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 **2020-0091** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 2/24/2020

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

Figure B:



Source: Planning & Development Dept, 2/24/2020

View of subject property from New Kings Road.

Figure C:



Source: Planning & Development Dept, 2/24/2020

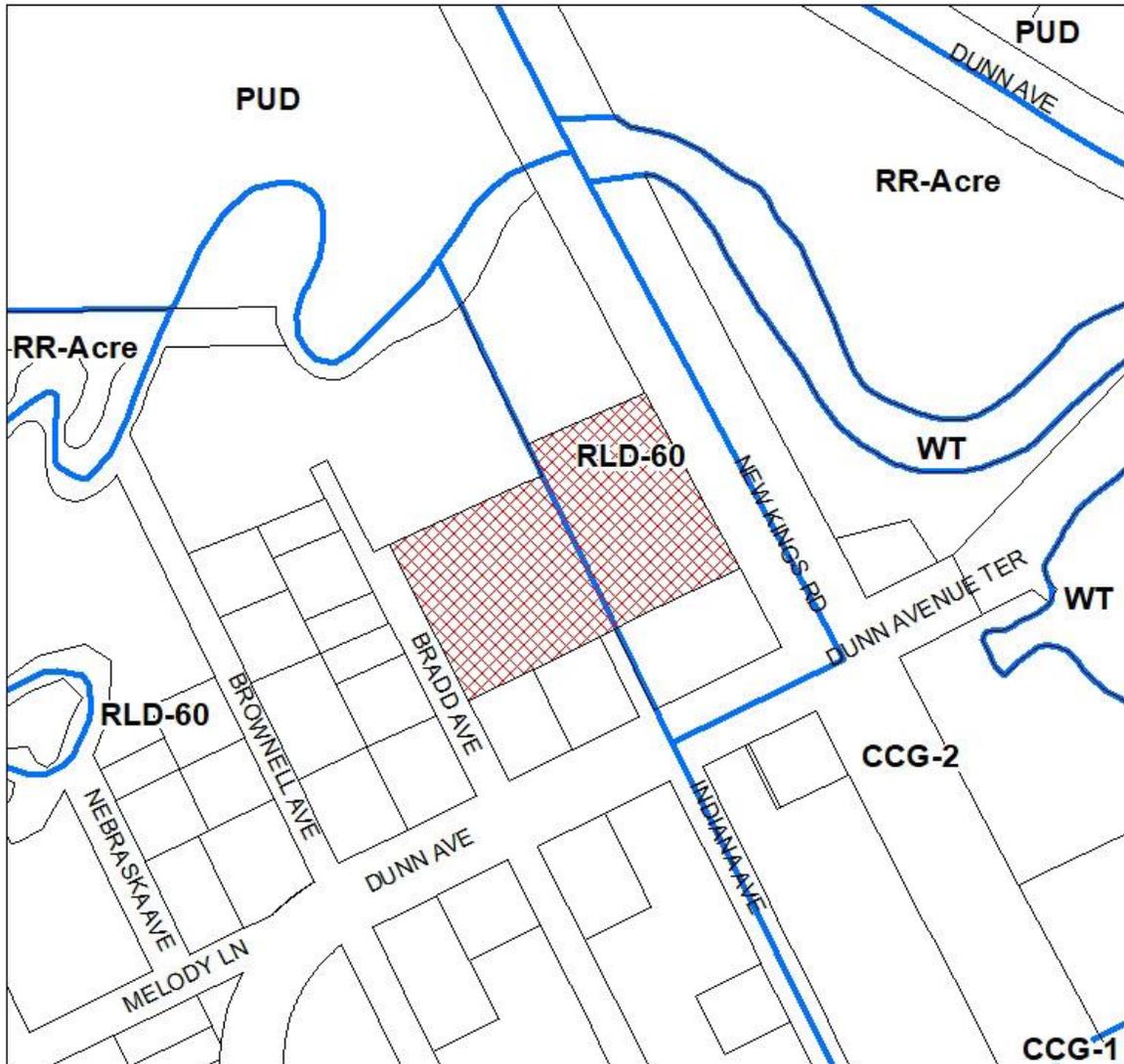
View of retail located east of subject property on New Kings Road.

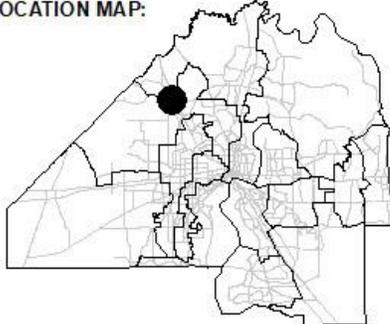
Figure D:



Source: Planning & Development Dept, 2/24/2020

View of homes located south of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: ROS</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0091</p>	<p>TRACKING NUMBER</p> <p>T-2019-2597</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>