

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO**APPLICATION FOR REZONING ORDINANCE 2020-0303****JULY 23, 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 **2020-0303**.

Location: 12217 Old St. Augustine Road

Real Estate Number: 157212-0000

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

Proposed Zoning District: Residential Low Density-70 (RLD-70)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3—Southeast

Applicant/Agent: Janis Fleet
Fleet Associates Architects Planners, Inc.
11557 Hidden Harbor Way
Jacksonville, Florida 32223

Owner: Harold Winters
Alan Michael Winters Trust
671 Hollyhill Road
Centreville, AL 35042

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0303** seeks to rezone approximately 4.91± acres of a property from Rural Residential-Acre (RR-Acre) to Residential Low Density-70 (RLD-70). The property is located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request to rezone the property is to allow for the development of single-family homes subdivided into lots minimum of 8,250 square feet, 75 feet wide and 110 feet deep. This development pattern is consistent with the surrounding neighborhoods in the area. The subject property will be required to connect to both City Water and City Sewer in order to be in compliance with the 2030 Comprehensive Plan Density requirements.

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 the subject property to be located in the Low Density Residential (LDR) 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 Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. According to the JEA letter, dated March 9, 2020, provided with the application, the site has access to centralized water. No gravity sewer main abuts the property. A gravity sewer main extension will be required from the existing manhole, approximately 760 feet west of the subject property and within the Silver Saddle Drive ROW. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. If the sewer main is extended, the maximum gross density in the Suburban Area is 7 units/acre when full urban services are available to the site.

Future Land Use Element

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.

The subject property is surrounded by multiple Single Family Dwelling subdivisions and if approved the proposed residential development would allow for the construction of 14 new single family dwellings. The proposed residential development will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.

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 properties is located in the Suburban Area and According to the JEA Availability letter dated March 9, 2020, submitted with the application, the site has access to water connection from an existing main within Old St. Augustine Rod ROW and a sewer connection 760 ft. west of the property within Silver Saddle Dr. ROW. The proposed use will be required to connect to both City Water and City Sewer in order to be in compliance with Policy 1.2.9.

Policy 3.1.11

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

The subject property is currently a vacant piece of land that has yet to be utilized and approval of this Rezoning would allow the developers to develop the property with uses that are similar in nature to the existing neighboring properties. Therefore Objective 6.3 would be accomplished by encouraging new development on vacant land within an area already thriving as a Low Density Residential area.

Recreation and Open Space Element:

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Once the applicant is granted approval for the rezoning developer will need to comply with Policy 2.2.2 by providing active recreation parks or monetary contribution to the appropriate departments in order to be in compliance with the 2030 Comprehensive Plan.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

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 RR-Acre to RLD-70 in order to permit the development of single-family homes subdivided into lots minimum of 8,250 square feet, 75 feet wide and 110 feet deep.

SURROUNDING LAND USE AND ZONING

The subject site is located to the east of Sanpiper Cove Subdivision and on the north side of Old St. Augustine Road. It is also located within the Suburban Area, Planning District 3 and Council District 6. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development and new LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided. The subject property is surrounded by multiple Planned Unit Developments for single family dwellings ranging from 60 foot wide lots to 70 foot wide lots and an average 6000 square feet.

Old St. Augustine Road, from Loretto Road to Bartram Park Boulevard, is the directly accessed functionally classified roadway in the vicinity. Old St. Augustine Road is a 4-lane undivided collector in this vicinity and is currently operating at 65.81% of capacity. This Old St. Augustine Road segment has a maximum daily capacity of 31,806 vpd and a 2018 daily traffic volume of 20,930 vpd.

This development is for 14 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 132 vpd.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD: 1993-1502	Single Family Dwellings
South	LDR	PUD: 2006-0728	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR	PUD: 2014-0772	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-70 will be consistent and compatible with the surrounding uses.

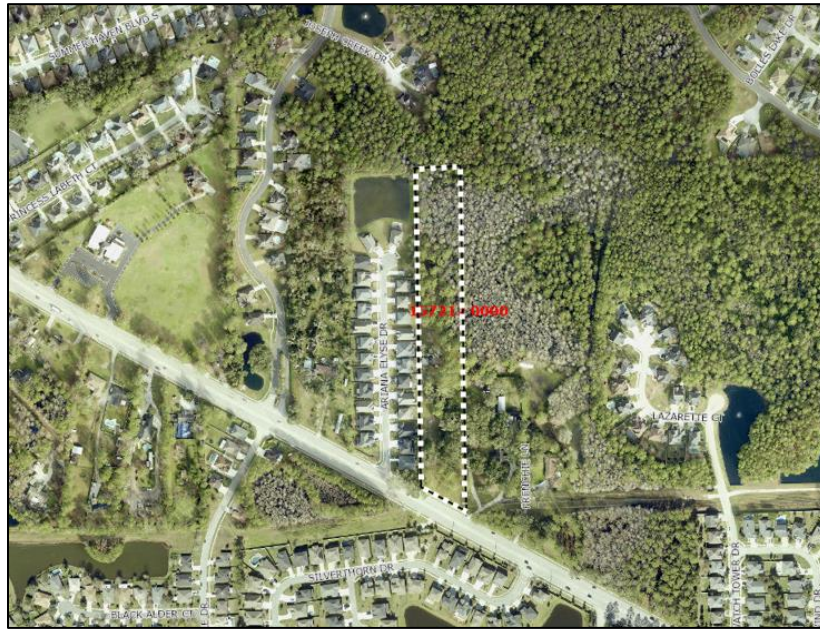
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 2, 2020** by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0303** be **APPROVED**.



Aerial View

Source: JaxGIS Map



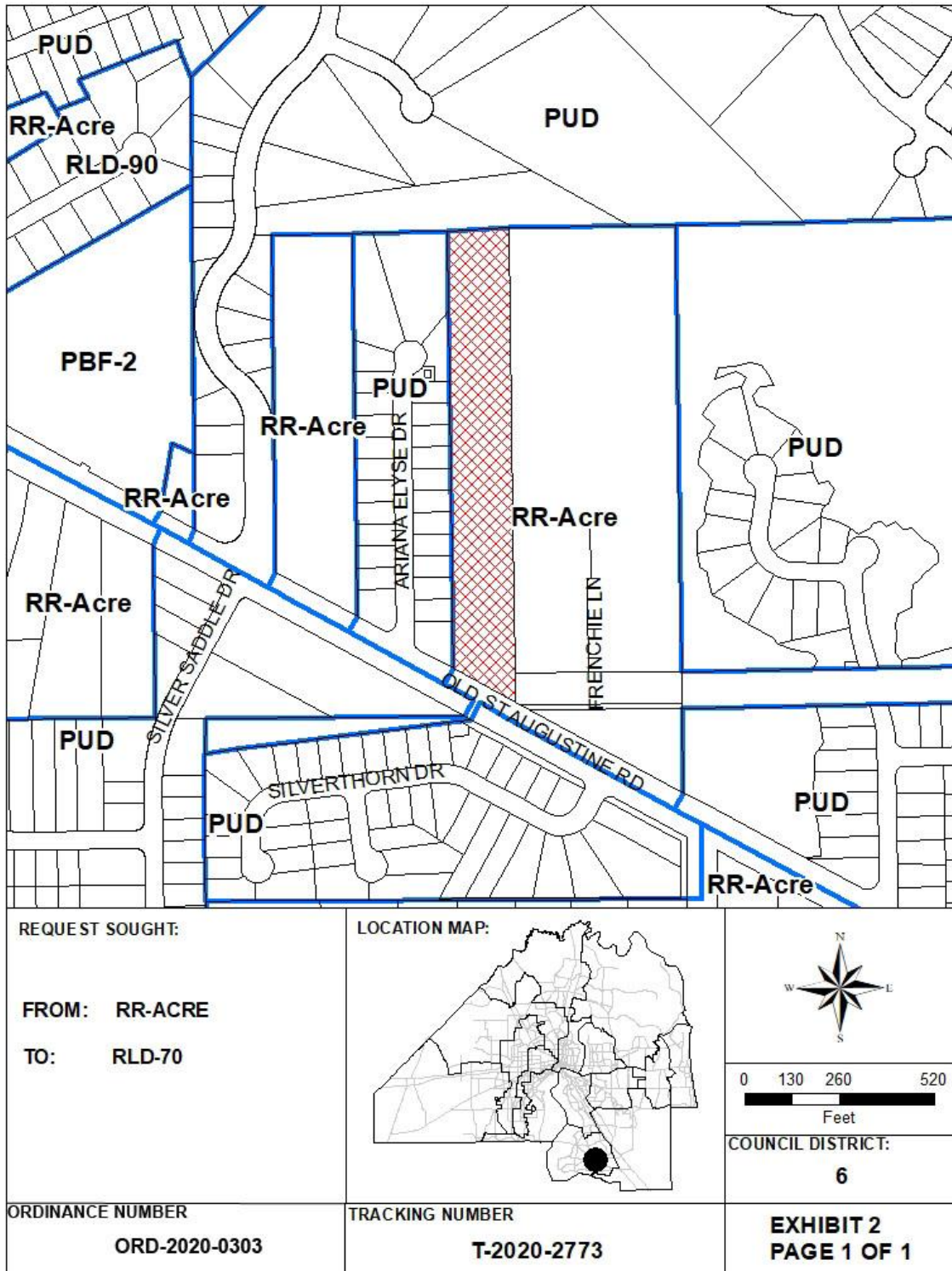
View of Subject Property

Source: Planning & Development Department 07/02/2020



View of Properties to the West

Source: Planning & Development Department 07/02/2020



Legal Map
 Source: JaxGIS Map