

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2019-0546

SEPTEMBER 5, 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 **2019-0546**.

Location: 8985 Lone Star Road

Real Estate Number: 120738-0010; 120738-0500

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Residential Medium Density-A (RMD-A)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: District 2—Greater Arlington/Beaches

Applicant: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Impact Church of Jacksonville, Inc.
8985 Lone Star Road
Jacksonville, FL 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0546** seeks to rezone 15.30± acres of a property from Commercial Residential Office (CRO) to Residential Medium Density-A (RMD-A). The property is located in the Residential Professional Institutional (RPI) land use category within the Urban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for single-family residential dwellings consistent with the RMD-A zoning district.

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 Residential Professional Institutional (RPI) 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 application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. RPI in the Urban Area primarily intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail sales and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Single family dwellings are permitted as a secondary use within the RPI land use category.

Future Land Use Element

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed rezoning of RMD-A will create uses that are more compatible with other uses already existing within the area and will not contribute to urban

sprawl by allowing uses not already in existence within the surrounding area. The proposed use will be in compliance with Objective 1.1.

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.

The proposed rezoning of RMD-A will be compatible with other uses already existing within the surrounding area and will be in compliance with Policy 1.1.22.

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.

According to the JEA Availability letter provided by the applicant the site has both Potable Water Connection and Sewer Connection points. There is no reclaimed water connection in the area and therefore meets the requirements of Policy 1.2.9.

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 subject property is located along Lone Star Road and is surrounded by Zoning District RMD-A, RLD-60 and PUD to the North, East and West property line. The surrounding area is made up of primarily Single-Family Dwellings and approval of the rezoning would allow for this development characteristic to continue within the area.

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 CRO to RMD-A in order to allow for single-family residential dwellings uses.

SURROUNDING LAND USE AND ZONING

The subject site is located on the north side of Lone Star Road, a local road and is located in the urban development area, Planning District 2 and Council District 1. According to the Future Land Use Element (FLUE), RPI in the Urban Development Area is primarily intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail sales and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Single family dwellings are permitted as a secondary use within the RPI land use category. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Vacant
East	MU	PUD	Single Family Dwellings
South	RPI	CRO	Impact Church of Jax
West	LDR	RLD-60	Single Family Dwellings

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 20, 2019 by the Planning and Development Department, the required Notice of Public Hearing signs was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0549** be **APPROVED**.



Aerial View

Source: JaxGIS Map



Subject Site

Source: Planning & Development Department 08/20/2019



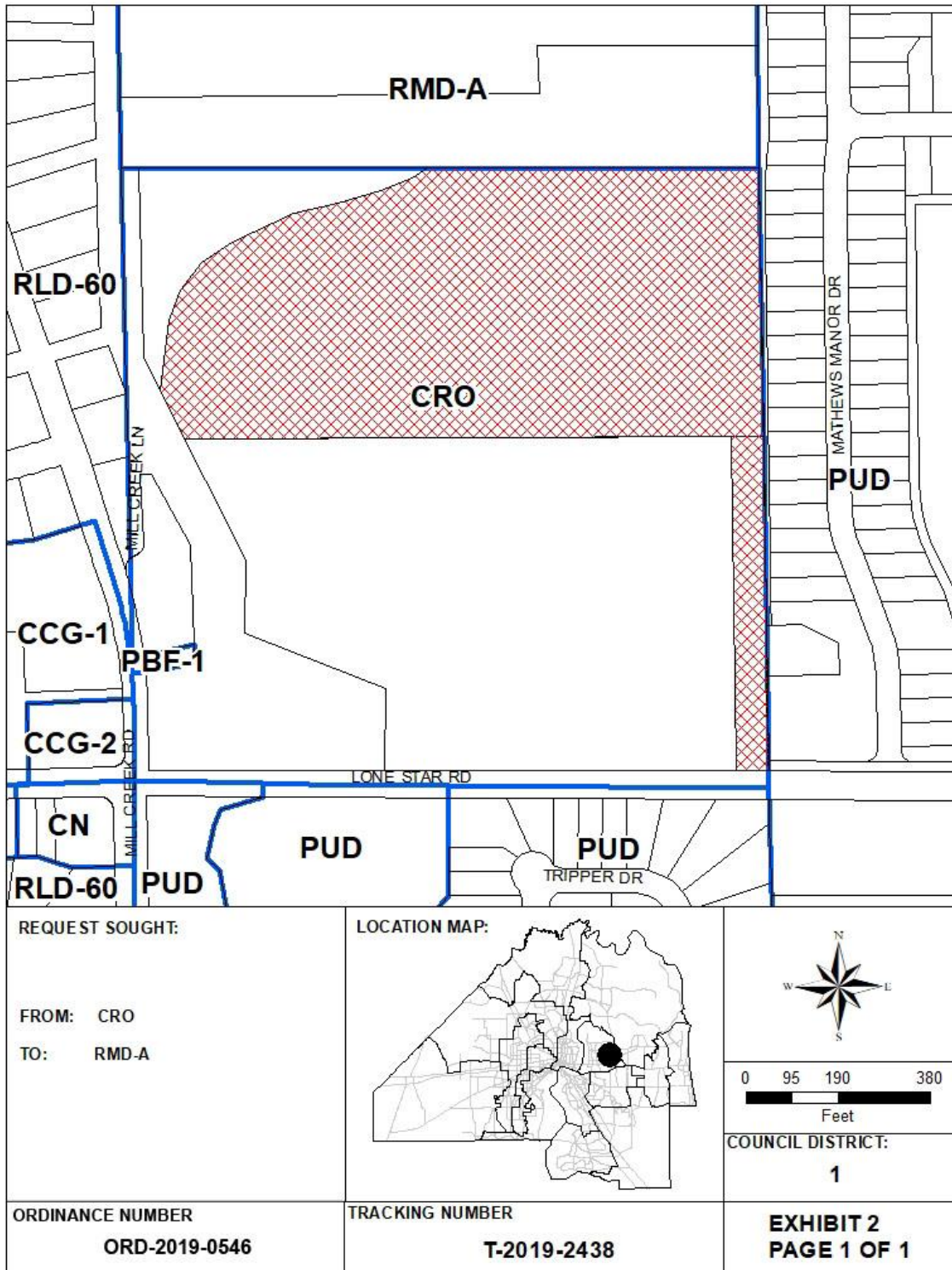
Entrance from Lone Star Road to Subject Property
Source: Planning & Development Department 08/20/2019



View of Properties to the East
Source: Planning & Development Department 08/20/2019



Property to the South
Source: Planning & Development Department 08/20/2019



Legal Map
 Source: JaxGIS Map