

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0343

August 6, 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 **2020-0343**

Location: 3744 Jones Road
Between Pritchard Road and Bearden Road.

Real Estate Number: 003385-0000

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

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 5—Northwest

Applicant/Agent: William Ernest Schaefer
Dominion Engineering Group, Inc.
4348 Southpoint Boulevard, Suite 204
Jacksonville, Florida. 32216

Owners: Douglas Riddles & Mary Holley
106 Dogwood Drive
Saint Augustine Beach, Florida. 32080

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0343** seeks to rezone 18.34± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is located in the Low Density Residential (LDR) Land Use Category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for the development of a single-family subdivision.

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. The 18.34 acre subject site is located along the west side of Jones Road, a collector road. The applicant seeks to rezone the property from RR-Acre to RLD-60. The property is located with the Suburban Development Area, Planning District 5, and Council District 8.

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 4, 2020, provided with the application, the site has access to centralized water and sewer mains located within the Jones Road right-of-way. The maximum gross density allowed in the Suburban Area is 7 units/acre when full urban services are available to the site.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and policies of the 2030 Comprehensive Plan, 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed rezoning will comply with the existing LDR Land Use Category that surrounds the subject property, and the proposed RLD-60 Zoning will be the same density of the subdivision located directly south of the subject site. The proposed Rezoning will comply with Objective 1.1 of the Comprehensive Plan.

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.

To achieve the desired density the applicant will be required to bring in both centralized water and sewer services. The closest Sewer Connection is located 5,500 feet to the west of the property on the southern side of Pritchard Road. The applicant has stated that they plan on bringing in both services to satisfy Policy 1.2.9.

SURROUNDING LAND USE AND ZONING

The subject property is located along Jones Road in the northwestern part of the City of Jacksonville. Jones Road is developed almost exclusively with single-family dwellings with a number of different lot size requirements. The majority of lots along the road follow the RR-Acre zoning standards, but there are other RLD-60 and RLD-90 district located close to the subject site. The proposed rezoning to RLD-60 would render the lots to have at minimum a 60 foot width and 6,000 square foot area—which, in terms of density, would complement the surrounding residential areas. The adjacent Land Use and Zoning Districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre/PUD	Single-Family Dwellings/Timber
East	LDR	RR-Acre	Single Family Dwellings
South	LDR	RLD-60	Single-Family Dwellings
West	AGR-III	AGR	Timber

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 27, 2020 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



Source: Planning and Development Department

Date: July 27, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0343** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: July 27, 2020



View of the Subject Site

Source: Planning and Development Department
Date: July 27, 2020



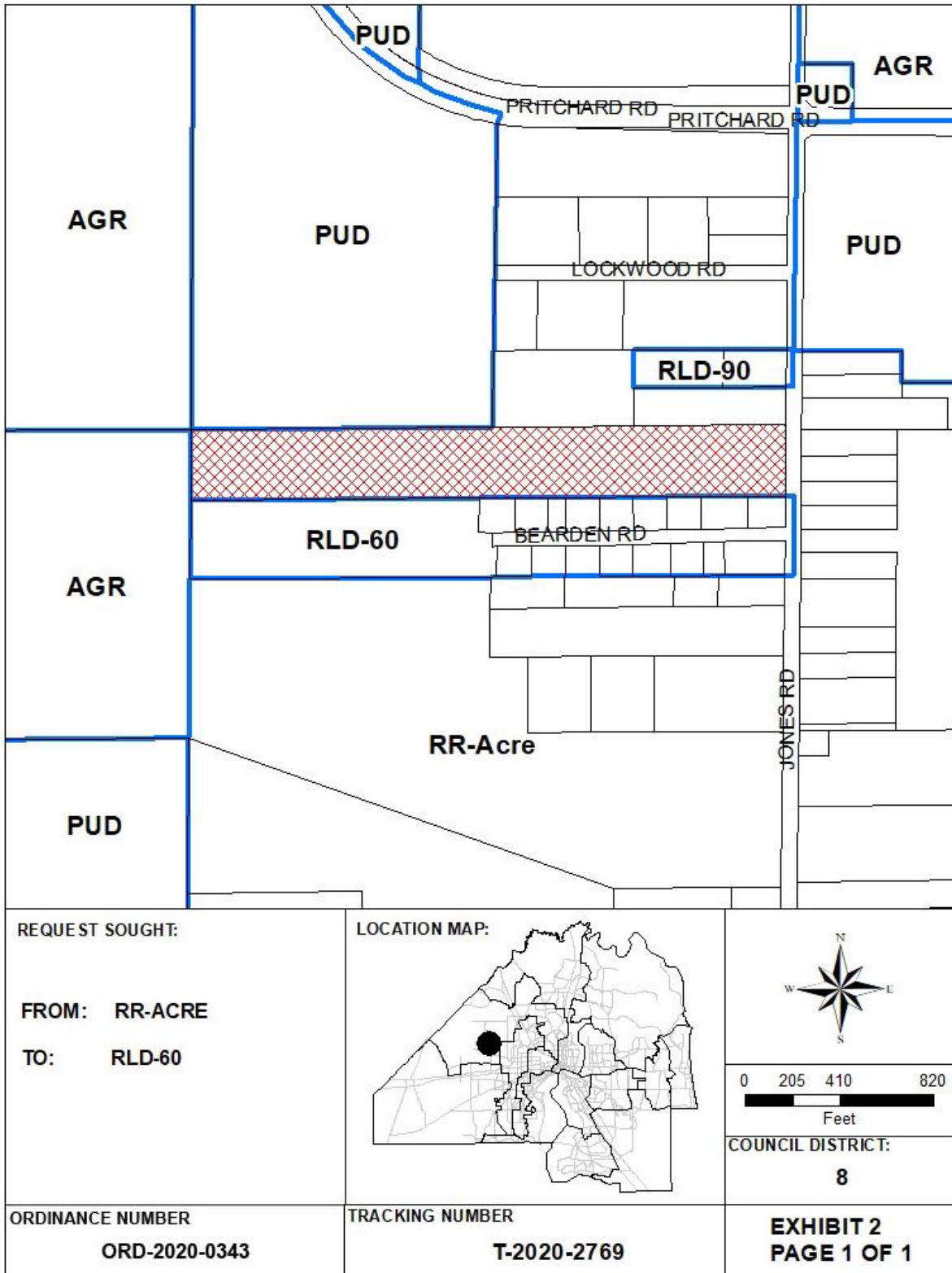
View of the neighborhood to the south of the Subject Site.

Source: Planning and Development Department
Date: July 27, 2020



View of the neighboring property to the north

Source: Planning and Development Department
Date: July 27, 2020



Legal Map

Source: JaxGIS

Date: July 27, 2020