



Southwest, Planning District 4 Citizens Planning Advisory Committee *Chair: Shirley Lowry*

January 23, 2020

To: Joshua Garrison, Chairman; Planning Commission
The Honorable Danny Becton, Chair LUZ

Re: **Opposition to Ordinance Number 2019-0798, PUD Rezoning, 2109 Navaho Ave**

The Southwest Citizens Planning Advisory Committee (CPAC) met on January 13, 2020 and reviewed the request to rezone approximately 5.7 acres of land from RMD-B to PUD, located on Navaho Ave between Muncie Ave and Lane Ave. The rezoning is being sought to allow for a maximum of 50 TINY HOMES (detached single family dwellings with no minimum square footage) – Approved by PC, pending LUZ approval. The following observations were made:

1. The density of the houses in the area is already very high. Adding more homes in an already congested area will over-burden the traffic flow and cause undue hardship on the homeowners.
2. The request indicates that the plan calls for only 25 parking spaces for 50 homes. Many of the vehicles will be forced to park on the street. We see this as poor planning that may result in a significant rise in tensions for the area, and potential urban blight.
3. We understand that the homes will be rental properties to be injected into an area of homeowners which may negatively impact the property values of the established homes in the area.
4. We are additionally concerned about a potential rise in crime in a concentrated area of extremely low cost rental properties.
5. This request calls for “no minimum square footage” in the Tiny Homes. We believe the description to be loose. Greater clarification is needed to reference the “intended use” of these homes. The citizens of Southwest Planning District 4 have many questions that have not been answered.

While the members of the Southwest CPAC understand the need for affordable housing on the growing west side of the city of Jacksonville, we believe that rezoning this to PUD will create multiple undeniable problems for the citizens of the area, lead to a continued down-spiraling of property values and the opening of “Pandora’s Box”. The members of the Southwest CPAC request audience with the Planners and Developers of this project to give us an opportunity to ask our questions directly at the next Southwest CPAC’s Land Use and Zoning meeting on Monday February 10, 2020 at the Lane Wiley Senior Center, 6710 Wiley Rd. 32210 beginning at 5:30 p.m.

Therefore, the members of the Southwest CPAC recommend **DENIAL** of the request.

Sincerely,

Shirley Lowry, Chair
Southwest Citizens Planning Advisory Committee

Cc: City Council (President) Scott Wilson; (Members), Randy White, Brenda Priestly Jackson, Ju'Coby Pittman, Garrett Dennis, Terrance Freeman, Ronald Salem, Tommy Hazouri, Matt Carlucci and Samuel Newby

E-copy: Council Legislative Services: Cheryl Brown

Chief of Legislative Services: Carol Owens

Legislative Supervisor: Jessica Matthews

Planning Commission: Daniel Blanchard, Patricia Sales, Folks Huxford,

Planning Department: William Killingsworth, Kristen Reed, Andy Hetzel

LUZ Legislature Assistant: Crystal Shemwell

Legal: Paige H Johnston

Neighborhoods Department: Bryan Mosier, Chiquita Moore, Lisa Ransom, Michelle Godwin-Ware