

Agenda Item 5 (Quasi-Judicial Hearing)

Rezoning – SFR-5 to RDM-2

DEV2018-067

China One

STAFF REPORT

DATE: November 7, 2018

TO: Planning Board Members

FROM: Reed Berger, Redevelopment Director

PROJECT REQUEST

A request by Rashid Jamalabad, P.E., RJ Engineering, LLC, on behalf of the property owner, Mr. Wang Tianfu, to rezone 0.246± acre of land, located at 617 Bellevue Avenue, from Single-Family Residential-5 (SFR-5) to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2), for the purpose of constructing a parking lot to serve the adjacent restaurant and proposed grocery store.

PROJECT SUMMARY

The Midtown Redevelopment Board will review the attached staff report (*Attachment A*) for the proposed rezoning request at their meeting to be held on November 13, 2018. Minutes of the Redevelopment Board meeting and their recommendation will be provided at the Planning Board meeting.

RECOMMENDATION

Staff recommends approval to rezone 0.246± acre of land, located at 617 Bellevue Avenue, from Single-Family Residential-5 (SFR-5) to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2), for the purpose of constructing a parking lot to serve the adjacent restaurant and proposed grocery store.

The item is tentatively scheduled to be heard by the City Commission for first reading on January 2, 2019, and for second reading (public hearing) on January 16, 2019.

A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

Agenda Item 7 (Quasi-Judicial Hearing)

Rezoning – SFR-5 to RDM-2

DEV2018-067

China One

STAFF REPORT

DATE: November 6, 2018

TO: Midtown Redevelopment Board Members

FROM: Reed Berger, Redevelopment Director

PROJECT REQUEST

A request by Rashid Jamalabad, P.E., RJ Engineering, LLC, on behalf of the property owner, Mr. Wang Tianfu, to rezone 0.246± acre of land, located at 617 Bellevue Avenue, from Single-Family Residential-5 (SFR-5) to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2), for the purpose of constructing a parking lot to serve the adjacent restaurant and proposed grocery store located at 601 Bellevue Avenue.

PROJECT LOCATION

The site is located at the southeast corner of School Street and Bellevue Avenue adjacent to the Midtown Redevelopment Area. Please refer to Table 1 below for a list of current uses, zoning, and future land use designations for the site and surrounding properties. Attached to this report are the aerial, zoning, and future land use maps illustrating the site location and surrounding areas.

Table 1: Land Use and Zoning

	Existing Land Uses	Future Land Use Map	Zoning Classification
Site	Vacant land	Retail	Single-Family Residential-5 (SFR-5)
North	Sunshine Car Wash	Office Transition Commercial Transitional	Single-Family Residential-5 (SFR-5) Business Automotive (BA) Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2)
South	Vacant Land Single Family Use	Retail Commercial Transitional	Single-Family Residential-5 (SFR-5) Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2)
East	China One Restaurant	Commercial Transitional	Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2)
West	Vacant Land Single Family Use	Level 1 Residential	Single-Family Residential-5 (SFR-5)



Looking Southeast from intersection of Bellevue Ave. & School Ave.



Looking Southwest from intersection of Bellevue & Martin Luther King Blvd.



Looking South from Bellevue at China One Restaurant (left) and proposed parking lot (right)

PROJECT DESCRIPTION & BACKGROUND

The applicant is requesting to rezone two adjacent vacant parcels of land to build a parking lot that will serve their restaurant and a proposed grocery store located in the Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2) zoning district and in the Midtown Redevelopment Area. The house located at 617 Bellevue Avenue was demolished earlier this year.

PROJECT ANALYSIS

Review of, and the decision on, a rezoning application shall be based on compliance of the proposed zoning reclassification and with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

The property subject to this proposed rezoning application has a future land use designation of Retail and furthers the goals, objectives, and policies of the comprehensive plan by permitting a use compatible with the zoning classifications and uses of the adjoining lot.

The City's Technical Review Team has reviewed the rezoning request and found it to be consistent with the Comprehensive Plan's Future Land use designation.

ii. Is not in conflict with any portion of this Code;

The applicant has submitted a site plan (*Attachment A*) for the parking lot currently pending administrative approval (DEV2018-065). The site and use will conform to the Land Development Code as part of the site plan and rezoning approvals.

iii. Addresses a demonstrated community need;

To open the proposed China One grocery store to be located at 601 Bellevue Avenue requires the additional parking to meet the Land Development Code. The addition of a grocery store in a food desert meets a need in the community.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Adjacent uses to the property include the China One Restaurant to the east, a car wash to the north, and vacant residential land to the west and south along School Street. The vacant residential land east of School Street is designated as Retail future land use. A landscaped parking lot will provide a buffer along School Street.

The purpose of the Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2) district is to encourage the development of several neighborhood centers that will accommodate a compact mix of residential and small-scale, low-intensity retail and

service uses that are convenient to the immediately surrounding neighborhood and consistent with neighborhood scale and architectural character of an urban mixed use district.

v. Would result in a logical and orderly development pattern;

The rezoning would result in a logical and orderly development pattern for the subject property consistent with adjacent commercial uses.

vi. Would not adversely affect the property values in the area;

Staff does not have any indication the proposed development would have an adverse effect on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

Staff has reviewed the requested development for impacts to public facilities and offers no objection to the proposed uses or development plan.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The City's Technical Review Team has reviewed the request for impacts on the natural environment and does not anticipate any adverse environmental impacts with the approval of this request.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The proposed rezoning will permit the applicant to make full use of an existing building located in the Midtown Redevelopment Area and provide both restaurant and a grocery store for neighborhood residents.

A neighborhood meeting was held by the applicant on October 4, 2018 at 601 Bellevue Avenue, Daytona Beach (*Attachment B*).

RECOMMENDATION

Staff recommends approval to rezone 0.246± acre of land, located at 617 Bellevue Avenue, from Single-Family Residential-5 (SFR-5) to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2), for the purpose of constructing a parking lot to serve the adjacent restaurant and proposed grocery store located at 601 Bellevue Avenue.

The item is tentatively scheduled to be heard by the Planning Board on November 15, 2018.

AERIAL MAP

617 Bellevue Avenue

China One

November 5, 2018



MIDTOWN REDEVELOPMENT AREA

City of Daytona Beach Community Redevelopment Agency



LOCATION MAP



1 inch = 100 feet



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DEV2018-067 REZONING LOCATION MAP

City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

AERIAL MAP



1 inch = 100 feet



Document Path: P:\Admin\Pratt\ma\Short Term Projects 2018\DEV AD\SIDEV2018\DEV2018-067\bd\DEV2018-067 AerialMap.mxd

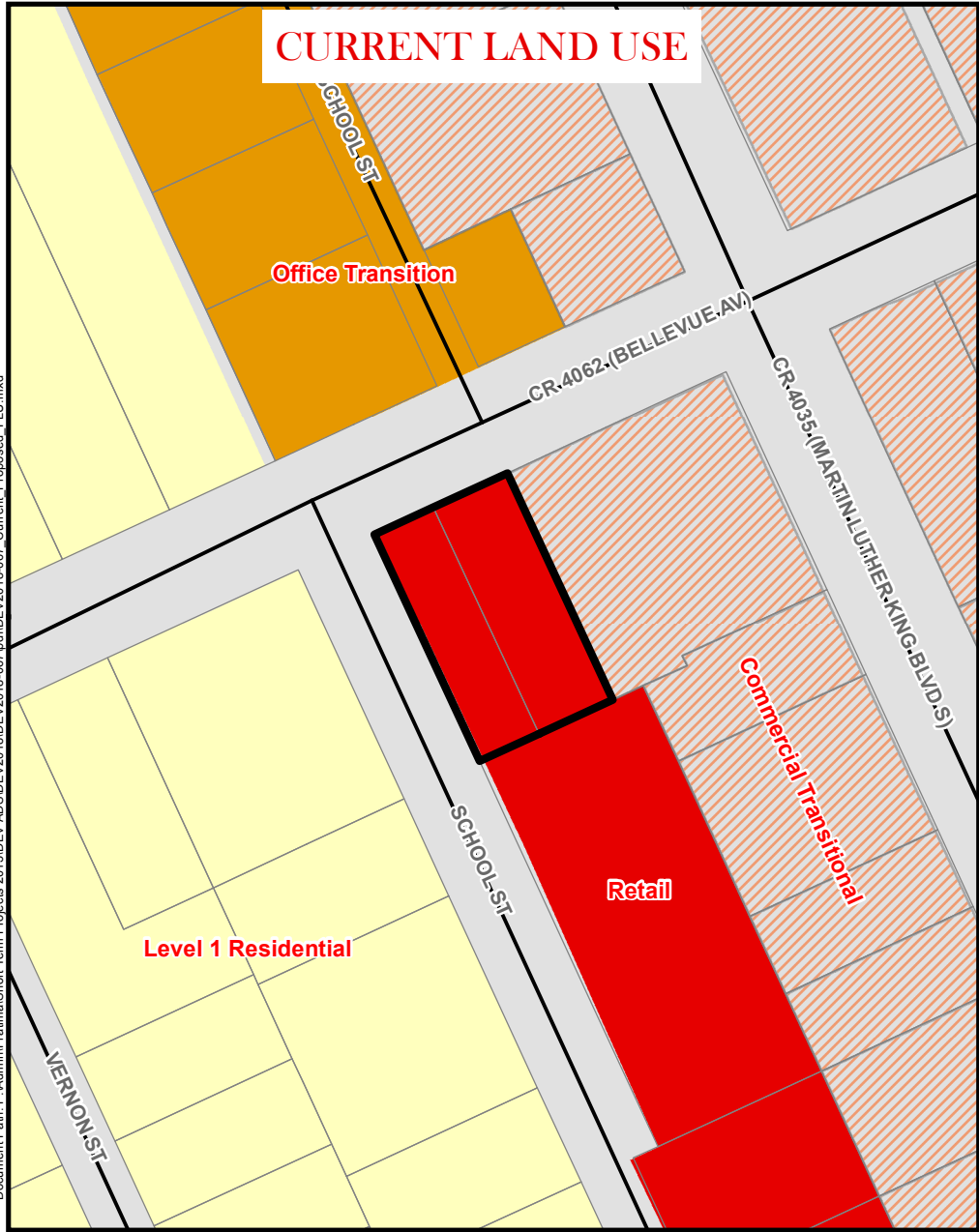


DEV2018-067 REZONING AERIAL MAP

City of Daytona Beach Map disclaimer:

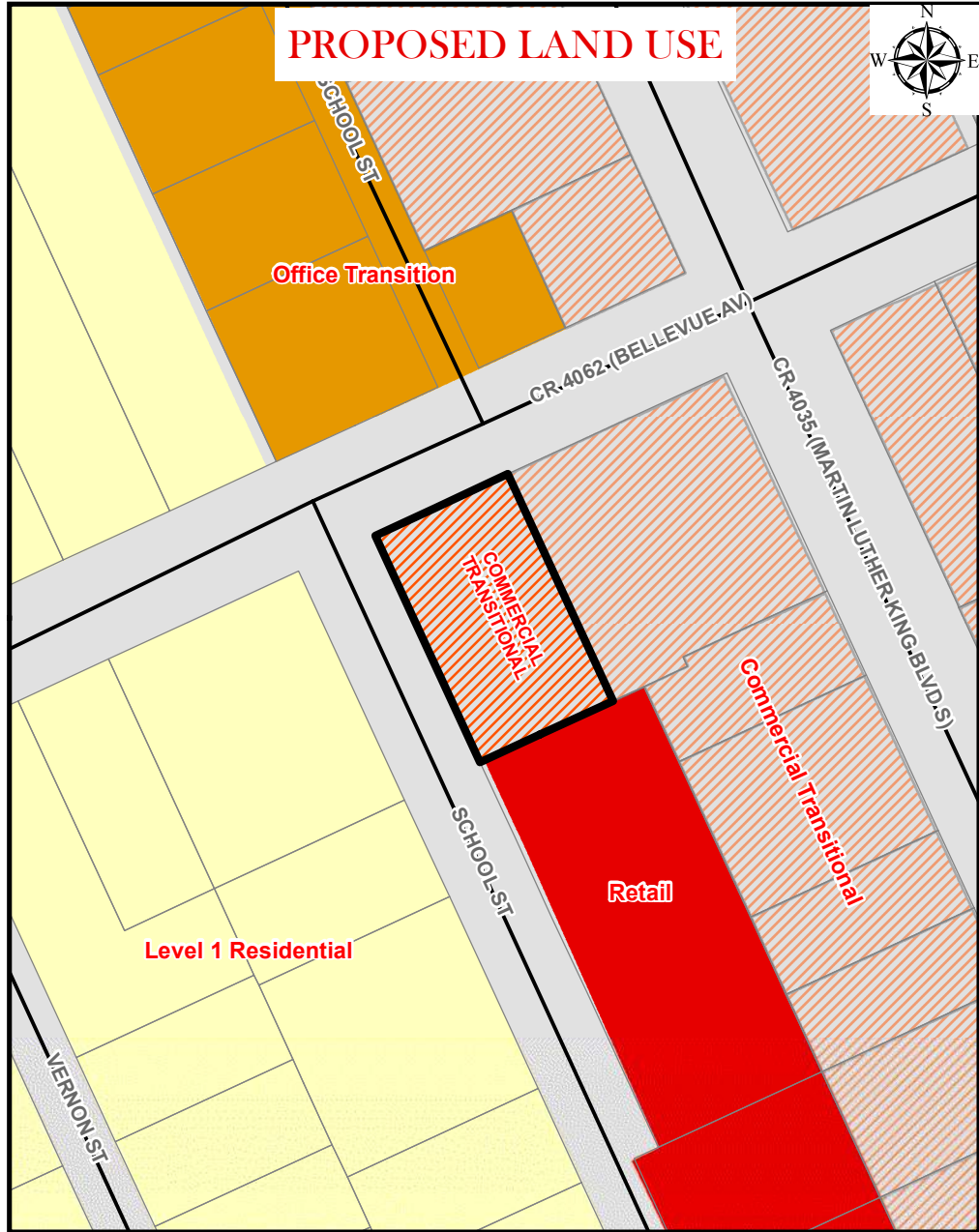
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CURRENT LAND USE



1 inch = 100 feet

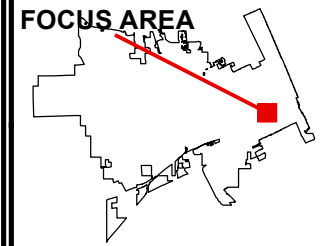
PROPOSED LAND USE



1 inch = 100 feet

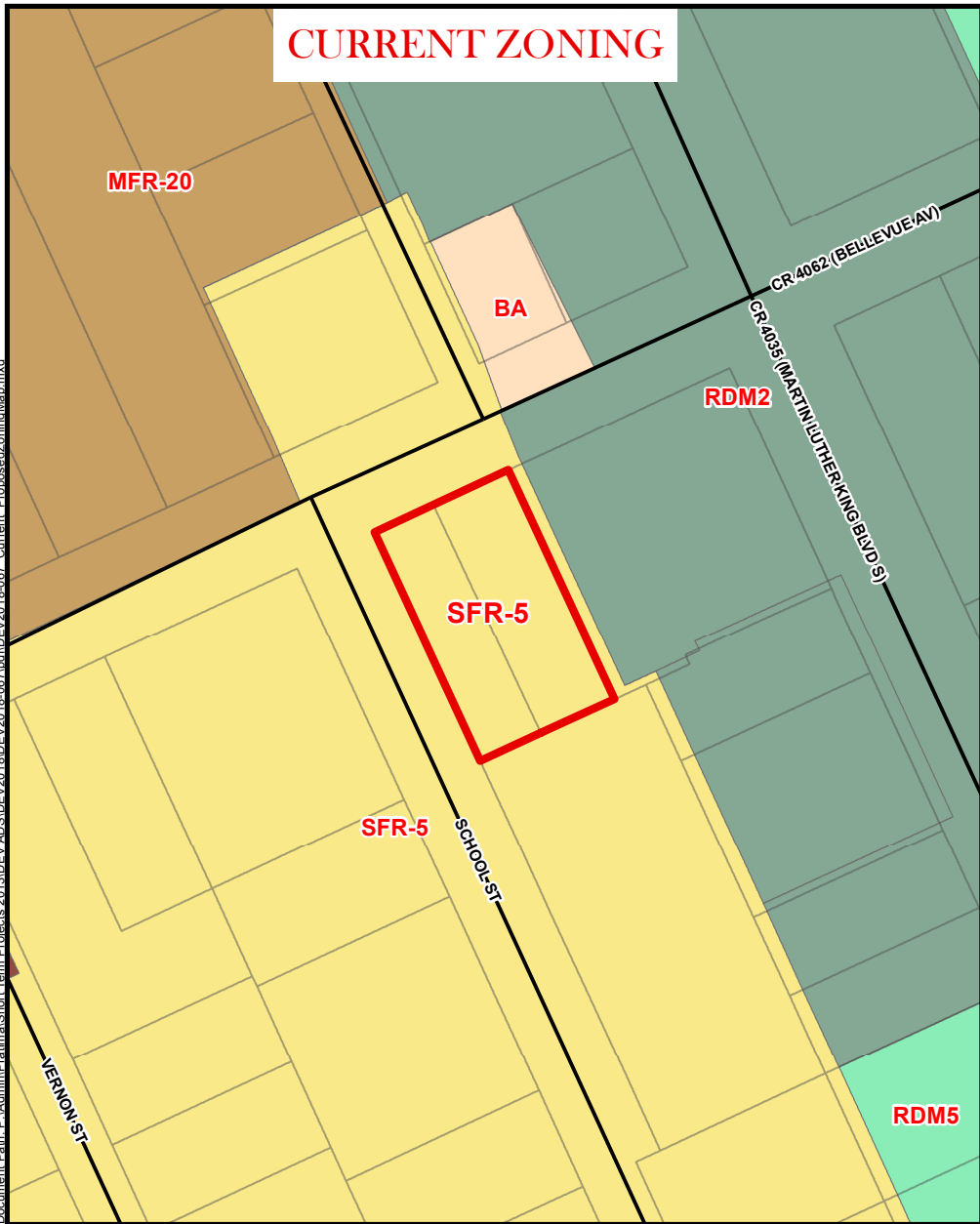


**DEV2018-067
REZONING
CURRENT AND PROPOSED FUTURE LAND USE**



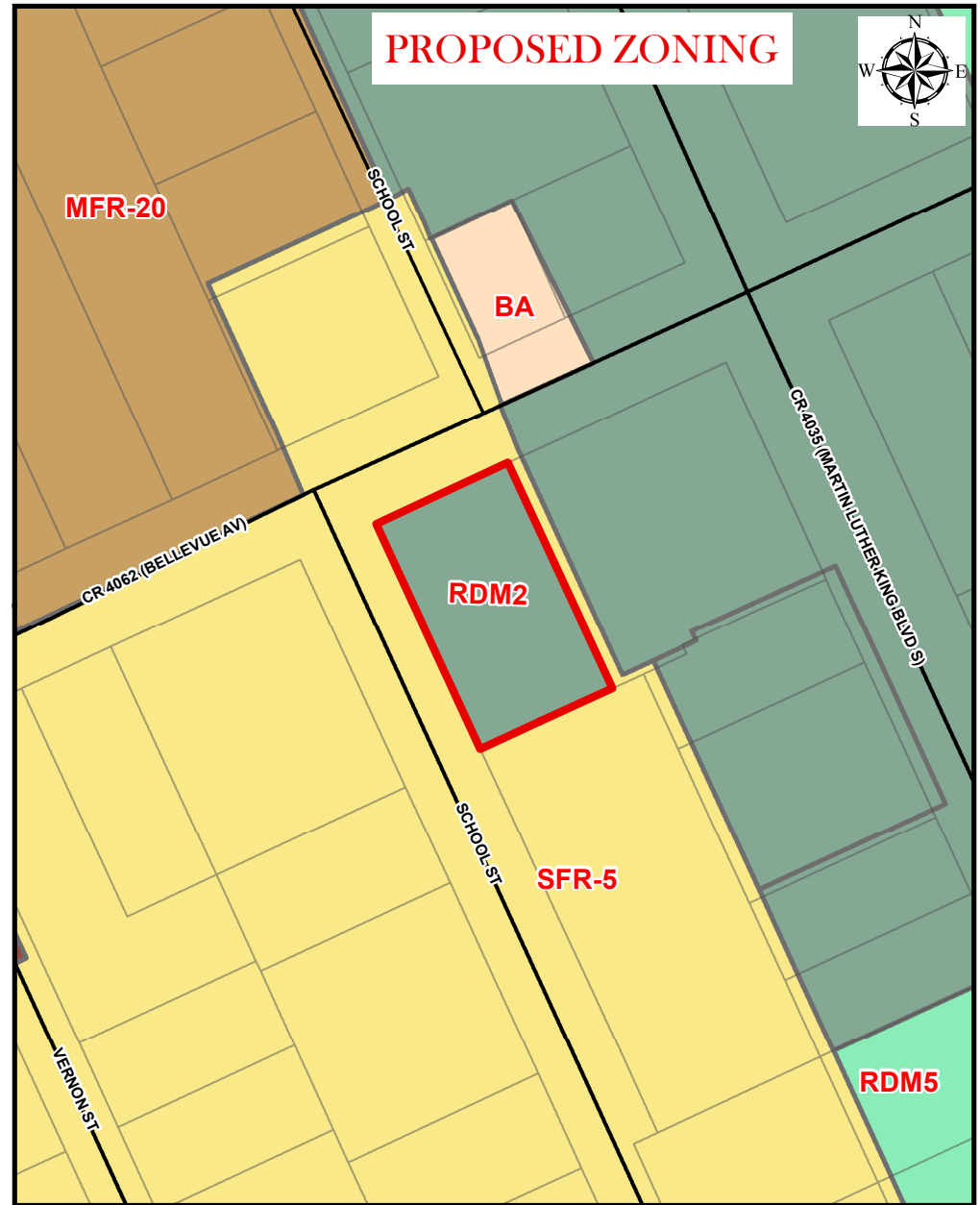
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CURRENT ZONING



1 inch = 100 feet

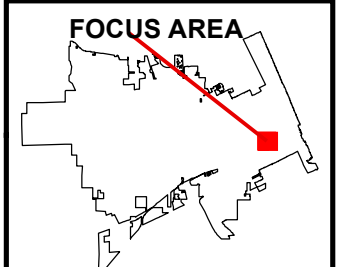
PROPOSED ZONING



1 inch = 100 feet



DEV2018-067 REZONING CURRENT & PROPOSED ZONING MAP



Attachment A

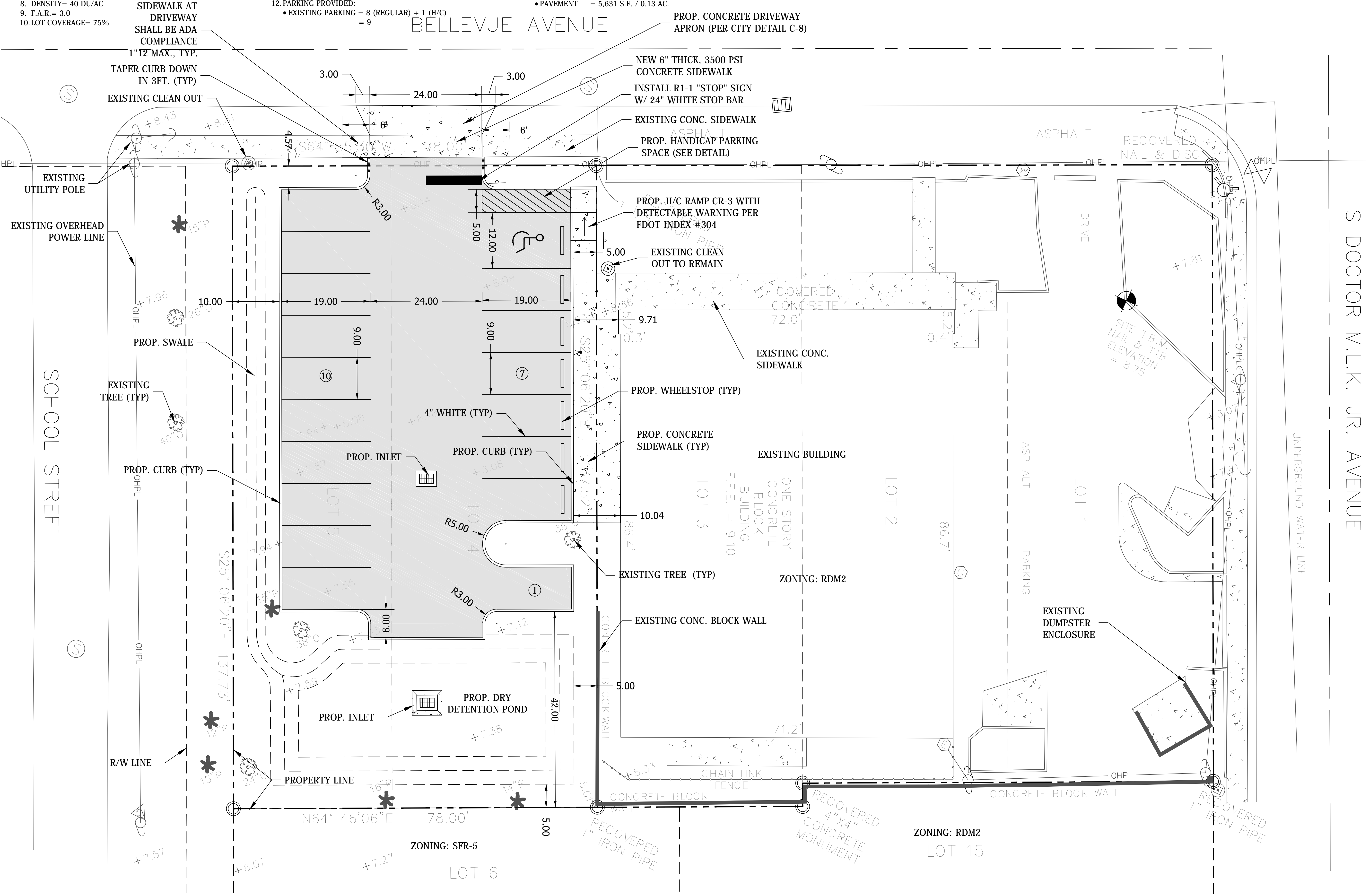
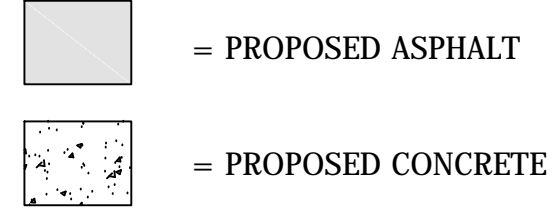
Site Plan

SITE PLAN DATA:

- 1. TOTAL AREA: 0.25 AC. (10,740 SQ. FT.)
- 2. PARCEL ID: 39-15-33-89-00-0040 & 39-15-33-89-00-0050
- 3. ZONING: RDM-2 (REDEVELOPED DISTRICT MIDTOWN)
- 4. FUTURE LAND USE: RETAIL
- 5. SETBACK REQUIREMENTS:
 - FRONT YARD = 10' MIN. & 20' MAX.
 - SIDE YARD = 15' (STREET)
 - REAR YARD = 5' (INTERIOR)
- 6. STRUCTURE HEIGHT= 3.5 STORIES
- 7. LOT WIDTH= 40' MIN.
- 8. DENSITY= 40 DU/AC
- 9. F.A.R.= 3.0
- 10. LOT COVERAGE= 75%

- 11. PARKING REQUIRED:
 - PROPOSED. GROCERY STORE BLDG S.F. = 5,042.40 S.F. / 3.5 SPACES PER 1,000 S.F. = 18 SPACES REQUIRED
 - EXIST. RESTAURANT AREA = 1560 SF 250 SF PER 1 SPACE = 1560/250 = 6 SPACE REQUIRED
 - TOTAL PARKING SPACES REQUIRED = 24
 - HANDICAP PARKING SPACES REQUIRED = 1
- 12. PARKING PROVIDED:
 - EXISTING PARKING = 8 (REGULAR) + 1 (H/C) = 9

- PROPOSED PARKING = 17 (REGULAR) + 1 (H/C) = 18
- TOTAL PARKING SPACES PROVIDED = 27
- HANDICAP PARKING SPACES PROVIDED = 2
- 13. AREAS FOR TOTAL PROJECT SITE:
 - IMPERVIOUS AREA = 5,966 S.F. / 0.14 AC. (55 %)
 - PERVIOUS AREA = 4,774 S.F. / 0.11 AC. (45 %)
 - TOTAL SITE = 10,740 S.F. / 0.25 AC. (100 %)
- 14. IMPERVIOUS CALCULATIONS:
 - SIDEWALK = 335 S.F. / 0.01 AC.
 - PAVEMENT = 5,631 S.F. / 0.13 AC.



PROJ. NO.: XXXX-XX
 DATE: FEBRUARY 21, 2018
 SCALE: 1" = 10'

SITE PLAN
 CHINA ONE 386
 617 BELLEVUE BLVD
 DAYTONA BEACH, FLORIDA

RJ ENGINEERING, LLC
 CERTIFICATE OF AUTH. #31769
 P. O. BOX 5378
 WINTER PARK, FLORIDA 32793
 TEL: (407) 379-1465
 FAX: (407) 379-2344

Project Mgr. _____
 Designed by _____
 Drawn by _____
 Checked by _____
 Prof. Eng. Rashid H. Jamalabad
 PE License #46631

No.	Date	Revisions

THIS FILE WAS SIGNED ELECTRONICALLY BY LICENSEE BELOW USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS FILE ARE CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VALIDATED ON ANY ELECTRONIC COPIES.

Attachment B

Neighborhood Meeting Summary

RJ Engineering, LLC

Civil, Structural, Water Resource, Sanitary, Land development, Permitting Services – Residential_Homes Structural Design

October 7, 2018

RE:

**China One (1) restaurant
617 Bellevue Ave
Daytona Beach, Florida
File Number: DEV2018-067**

Summary of Community Meeting, October 4, 2018

In compliance with applicant's application for rezoning of the above referenced property address, Community meeting notices were mailed out on September 22, 2018, and a community meeting was held on October 4, 2018 at 7:00 PM. There was only one attendant (Mrs. Carolyn Shank) in addition to the owner's contractor (TMK Konstruction). RJ Engineering conducted the presentation shortly after 7:00 PM to introduce the process of application for re-zoning and the project improvements to the attendees, and then meeting was open for questions and/or feedback from the attendees. During open discussion, there were no objections to the proposed Re-zoning application and/or the proposed improvements. In fact Mrs. Carolyn Shank (attendee) expressed her support for the proposed Re-zoning application and improvements, and offered her support by writing a letter directly to the Mayer of City of Daytona Beach. RJ engineering respectfully requested Mrs. Carolyn Shank for a copy of such letter so that we can forward it to Planning Department along with the summary of the community meeting.

A copy of following documents is enclosed herewith.

1. list of attendees,
2. Community meeting Notice
3. Mailing list,

In the meantime, if you have any questions, please do not hesitate to call our office.

Sincerely,



RJ Engineering, LLC
Rashid H. Jamalabad, P.E.