

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-255

MAY 8, 2014

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 2014-255**.

Location: 855 Townsend Boulevard
between Carlotta Road, South and Arlington
Expressway

Real Estate Number: 142483-0010

Current Zoning District: Commercial Neighborhood (CN)

Proposed Zoning District: Public Buildings and Facilities-2 (PBF-2)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

City Council District: The Honorable Clay Yarborough, District 1

Applicant/Agent: Marshall Chmura
Alliance Permitting Service
1980 Breckenridge Boulevard
Middleburg, Florida 32068

Owners: Connie Cenac
Seacoast Christian Academy
9570 Regency Square Boulevard
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2014-255** seeks to rezone a one (1) acre parcel from the Commercial Neighborhood (CN) to the Public Buildings and Facilities-2 (PBF-2) zoning district. The site is within the CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to allow separation of the preschool and elementary school from the middle school and high school age children.

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 Planning and Development Department finds that the subject property is located in a Community/General Commercial (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The proposed PBF-2 zoning district is a primary zoning district within the CGC functional land use category.

The proposed amendment is consistent with the following Objective of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

FLUE Objective 3.4: Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

The proposed rezoning is consistent in that it could promote further working and educational opportunities for the surrounding community.

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

Yes. The proposed amendment is consistent with the following Objective of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The proposed rezoning is consistent in that it could promote integrated development patterns regarding employment, commercial, and residential areas.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on Townsend Boulevard. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RLD-90	Single-family
East	RPI	PBF-2	Church, school use
South	CGC	CN	Medical office
West	RPI	CRO	Multi-family

The proposed rezoning request is seeking to allow for expansion and separation of the preschool and elementary school students from the middle and high school students allowing each to have its own campus with appropriate spacing between the schools.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on April 29, 2014:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-255** be **APPROVED**.

Subject site



Source: City of Jacksonville Planning and Development Department
Date: April 29, 2014

Aerial of subject property



Source: Geographic Information System

Medical office use south of subject property

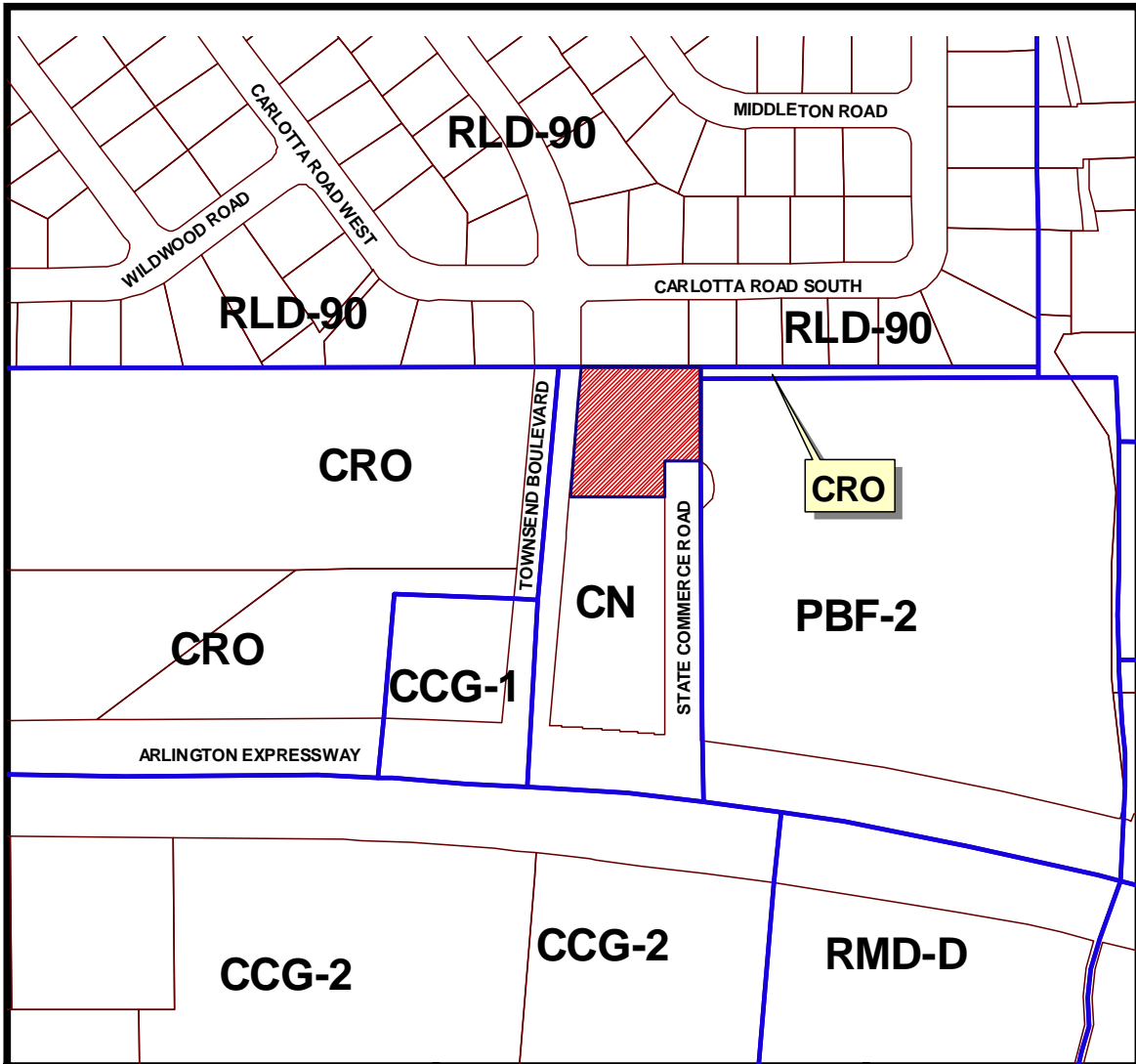


Source: City of Jacksonville Planning and Development Department
Date: April 29, 2014

Church use located south of subject property



Source: City of Jacksonville Planning and Development Department
Date: April 29, 2014



<p>REQUEST SOUGHT:</p> <p>FROM: CN</p> <p>TO: PBF-2</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 1</p> <p>ORDINANCE <u>2014_0255</u></p> <p>FILE COPY</p>
---	--	---