

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-108

MARCH 5, 2015

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 **Ord. 2015-108**.

Location: 3733 Crown Point Road
between Old Saint Augustine Road and San Jose
Boulevard

Real Estate Number: 148994-0825

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Residential Professional and Institutional

Planning District: Southeast, District 3

Planning Commissioner: Dow W. Peters, III

City Council District: The Honorable Matt Schellenberg, District 6

Applicant/Agent: Harriet Rose
Jacksonville Gem and Mineral Society
3713 Ponce De Leon Avenue
Jacksonville, Florida 32217

Owner: Jacksonville Gem and Mineral Society
3713 Ponce De Leon Avenue
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2015-108** seeks to rezone approximately .55 acres of land from the Commercial Office (CO) to the Commercial Residential Office (CRO) zoning district. The site is within the RPI 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 locate the Jacksonville Gem and Mineral Society for lapidary use and education.

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 (RPI) functional land use category according to the FLUMs (Future Land Use Map series) adopted as part of the 2030 Comprehensive Plan. The RPI category allows for a mixed use category primarily for office, institutional and medium density residential uses. Large scale institutional uses, which require supporting residential and office components, are permitted, as are office-professional uses, nursing homes, day care centers and related uses when sited in compliance with all applicable development regulations.

The category permits housing and mixed use developments in a gross density range of up to 20 dwelling units per acre when full urban services are available to the site. Generally, multi-family dwellings such as apartments, condominiums, townhomes and rowhouses will be the predominant land use in this category, although cluster and patio home developments, and supporting professional, office and institutional uses may also be developed in appropriate locations. Developments in this category are frequently appropriate transitional uses between residential and nonresidential areas.

The proposed CRO zoning district is a primary zoning district within the RPI functional land use category. Therefore, the proposed rezoning is consistent with the FLUMs

adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

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 policies 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.

Policy 3.2.2: City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.4: The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The site is located in the Southeast Planning District and the proposed CRO zoning district will promote infill development and allow for a mixture of commercial and office uses on the site and access will be from Crown Point Road.

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. The subject site is accessed from Crown Point Road, which is classified as a local roadway.

SURROUNDING LAND USE AND ZONING

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

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	RPI	CO & CRO	Vacant commercial
East	RPI	CO	Office Park
South	LDR	RLD-70	Residential
West	PBF	PBF-2	Institutional

The proposed rezoning will allow for an institutional use that would be in keeping with the existing zoning districts. Therefore, the proposed rezoning to CRO will be consistent and compatible with the adjacent properties established in the vicinity.

SUPPLEMENTARY INFORMATION

Staff acknowledges receipt of posted public notice sign by applicant on the subject property on was posted on February 25, 2015:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-108** be **APPROVED**.



Subject site

Date: February 25, 2015

Source: City of Jacksonville, Planning & Development Department



Parking area

Date: February 25, 2015

Source: City of Jacksonville, Planning & Development Department



Single-family located south of subject site

Date: February 25, 2015

Source: City of Jacksonville, Planning & Development Department



Daycare located east of subject site

Date: February 25, 2015

Source: City of Jacksonville, Planning & Development Department

View looking west of subject site from right-of-way



Date: February 25, 2015

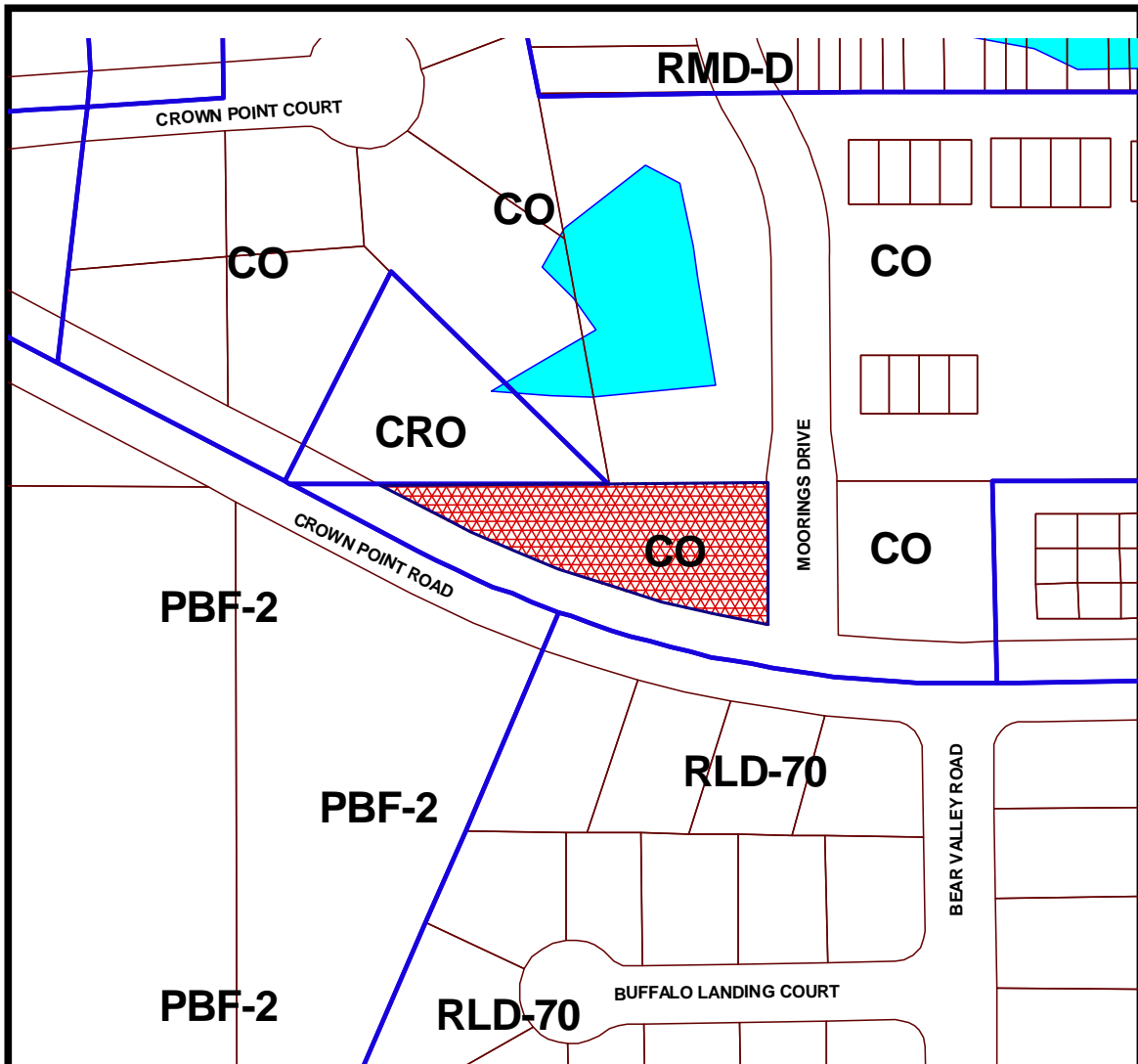
Source: City of Jacksonville, Planning & Development Department

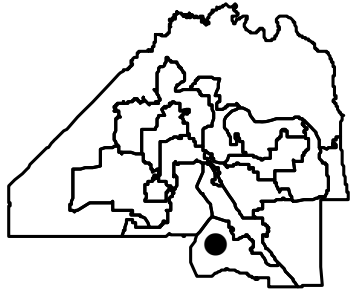


View looking west of subject site from right-of-way



Date: February 25, 2015

Source: City of Jacksonville, Planning & Development Department



REQUEST SOUGHT:		
FROM: CO		
TO: CRO	ORDINANCE -2015-0108	COUNCIL DISTRICT: 6
		FILE COPY