

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-737

JANUARY 7, 2016

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 2015-737**.

Location: St. John’s Quarter Historic District
Between Riverside Avenue and the St. John’s River, and generally between Stockton Street and Goodwin Street.

Real Estate Number(s): 090568 0000, 090565 0000, 090560 0000, 090561 0000, 090563 0000, 090564 0000, 090547 0000, 090546 0000, 090545 0000, 090543 0000, 090536 0000, 090549 0000, 090549 0010, 090550 0000, 090541 0000, 090540 0000, 090535 0000, 090534 0000, 090533 0000, 090553 0000, 090552 0000, 090551 0000, 090539 0000, 090538 0000, 090532 0000, 090531 0000, 090530 0000, 090558 0000, 090537 0000, 090528 0000, 090527 0000, 090526 0000, 090510 0000, 090508 0000, 090507 0020, 090504 0020, 090505 0000, 090511 0000, 090509 0000, 090507 0010, 090504 0010, 090506 0000, 090519 0000, 090520 0000, 090521 0000, 090522 0000, 090524 0000, 090523 0000, 090525 0000, 090518 0000, 090517 0000, 090516 0000, 090515 0000, 090514 0000, 090513 0000, 090512 1000 090495 0000

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Residential Office (RO)

Current Land Use Category: Residential Professional and Institutional

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Councilperson: The Honorable Jim Love, District 14

Applicant: City of Jacksonville
117 West Duval Street
Jacksonville, Florida 32202

Owners: Various*

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2015-737** seeks to rezone approximately 10.47+/- acres of land from the Commercial Residential Office (CRO) Zoning District to the Residential Office (RO) 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. The proposed Ordinance seeks to rezone 57 properties located within the historic St. John's Quarter of the Historic Riverside neighborhood, between Riverside Avenue and the St. Johns River and generally between Stockton Street and Goodwin Street, from CRO to Residential Office (RO) Zoning District.

The RO district allows medical and dental offices and clinics, professional and business offices, single family, multiple family, parks, bed and breakfasts, essential services and community residential homes. Residential density will not exceed 20 dwelling units per acre. The RO district is a primary zoning district in the Residential Professional Institutional (RPI) functional land use category of the 2030 Comprehensive Plan. This bill downzones the entirety of the St. John's Quarter District, currently zoned CRO to RO as previously described. The properties are located within the Historic Riverside/Avondale Zoning Overlay, and a portion of the properties is located within the Commercial Office Character Area, and a portion is located within the Historic Residential Character Area. The rezoning to RO would restrict more intense commercial uses within this historic neighborhood by allowing only professional and business offices, multi-family and single-family dwellings, parks and playgrounds, bed and breakfast establishments, and community residential homes up to six residents. Uses permitted by Zoning Exception include libraries, community centers, cemeteries and mausoleums, and medical and dental offices or clinics. The intent of the rezoning is to protect the residential character of this historic neighborhood within the Riverside area, and prevent the intrusion of generally more intense commercial uses present in nearby activity nodes such as Historic Five Points and further along Riverside Avenue, Oak Street, and Park Street.

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

* All owners listed by name in Bill #2015-737

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

Future Land Use Element (FLUE) Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Future Land Use Element (FLUE) Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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.

SURROUNDING LAND USE AND ZONING

The subject property is located in the Historic Riverside/Avondale neighborhood. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	RPI	CRO	Residential/Office
East	HDR	PBF-1 PUD (1999-293-E)	Parking lot Apartments
South	RPI	CRO	St. John's River
West	RPI	PUD (2003-385-E)	Hospital

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SUPPLEMENTARY INFORMATION

The required Notice of Public Hearing Signs were posted twice in the area of the subject rezoning. First, on November 11th, 2015, and then reposted, on December 29th, 2015.



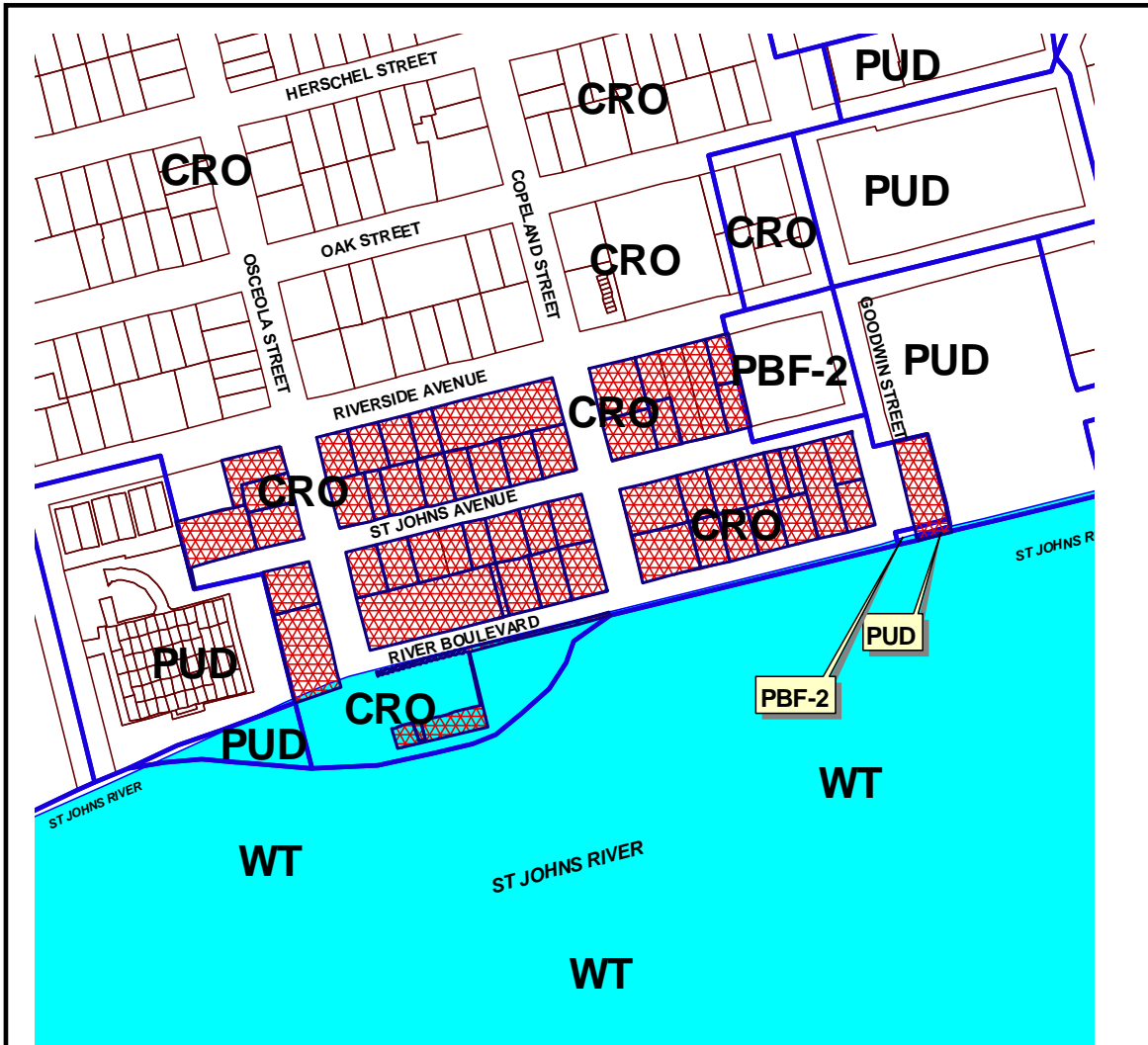
Signs were posted throughout the St. Johns Quarter.

*Source: Staff, Planning and Development Department
Date: November 11, 2015*

RECOMMENDATION

Based upon examination of the proposed ordinance with respect to the goals, objectives and policies of the 2030 Comprehensive Plan, and the intent of the Zoning Code, the Planning and Development Department finds that Ordinance 2015-737 is consistent with the Comprehensive Plan and furthers the spirit and intent of the Zoning Code. Therefore, it is the recommendation of the Planning and Development Department that Ordinance 2015-737 be **APPROVED**.

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<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: RO</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: 14</p>
<p>ORDINANCE NUMBER: ORD-2015-0737</p>	<p>TRACKING NUMBER: T-0000-0000</p>	<p>Exhibit 2</p>

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