

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-0771

DECEMBER 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 **Ordinance 2015-0771**.

Locations: 0 Labelle Street
between Hollycrest Drive and Jacobs Avenue

Real Estate Numbers: 066235-0000, 066236-0000 & 066244-0000

Current Zoning District: Residential Medium Density – D (RMD-D)

Proposed Zoning District: Commercial Community / General – 2 (CCG-2)

Current Land Use Category: Medium Density Residential (MDR)

Proposed New Land Use Community / General Commercial (CGC)

Planning District: Southwest, District 4

Planning Commissioner: Ben Davis

City Council District: The Honorable Garrett L. Dennis, District 9

Applicant/Agent: James Johns
Solid Rock Engineering Consultants, Inc.
10365 South Hood Road
Jacksonville, FL 32257

Owner: Michael E. Palmer
Palmer Cleland Realty of Jacksonville, LLC
1310 Cassat Avenue
Jacksonville, FL 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-0771** seeks to rezone 1.36 acres from Residential Medium Density-D (RMD-D) to Commercial Community / General – 2 (CCG-2) Zoning District, for the purpose of expanding the employee parking and the storage of new vehicles for

the Ernie Palmer Toyota dealership, located just south the subject site. Currently the site is composed of three lots, with a fourth not included in this application. These four lots together make up half of a block. The fourth parcel is a rental single family home, owned by the adjacent convenience store owner to the east. The three parcels that make up this request are either vacant, or home to a derelict single family structure. The area is a predominantly commercial area, with CCG-2 zoning on the southern and northern blocks adjacent to this site. This half block is the only residentially zoned pocket within three blocks on the east side of Labelle Street. The automotive dealership wishes to expand the footprint of the dealership, and this area is the only area left to expand into. The site would be used predominantly for employee parking, though some storage of cars for sale may also take place. The site is connected to three streets, Labelle Street, Hollycrest Drive, and Jacobs Avenue. There is a companion small scale land use amendment, **2015-0770**, proposing to change the land use from Medium Density Residential (RMD) to Community / General Commercial (CGC) The Planning and Development Department has recommended approval of this application.

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, with the approval of the companion proposed small scale land use amendment (2015-0770) will be located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The CGC land use category is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally develop in nodal or corridor development patterns. The, location and mix of uses shall be pursuant to the Development Areas as set forth in the 2030 Comprehensive Plan. The proposed employee parking and vehicle storage are allowable uses in the CGC 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.*” The proposed rezoning would allow for the expansion of an existing commercial entity, while bringing the remainder of the block in line with boundaries of the current CCG-2 Zoning District along the east side of Labelle Street. The CCG-2 Zoning District traces a straight line down the east side of Labelle Street, with the exclusion of this block. These properties, should they be rezoned, will allow the expansion of the existing automotive sales site without any real encroachment by commercial uses into the residential area to the west. The change in Zoning Districts would simply align this block with the general land use and zoning patterns for the area at large.

Objective 6.3: *The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.* As mentioned above, this site is an enclave of residential land in a clearly defined commercial area, the transition of these properties to commercial will expand an existing commercial area, without further encroachment unto the residential area, as this is the only remaining block that has not been included in the CCG-2 Zoning District along the east side of Labelle Street.

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

No. The proposed change in Zoning District is consistent with the Community / General Commercial future land use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The CGC category allows for automotive repair, and lands located in the Urban Development area, such as the subject property, can have automotive sale as a primary use. The proposed use would be employee parking and vehicle storage, associated with automotive sales. The CCG-2 Zoning District allows for automotive sales by right, and vehicle parking as well.

SURROUNDING LAND USE AND ZONING

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

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Parking / Auto Service
East	CGC/MDR	CCG-2 / RMD-D	Auto Service / Single Family
South	CGC	CCG-2	Auto Sales & Service
West	MDR	RMD-D	Single & Multifamily

The requested CCG-2 District is consistent with the proposed CGC land use, and is complimentary to the surrounding Zoning Districts.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 17th, 2015, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-0771 be **APPROVED**.



Aerial

*Source: City of Jacksonville Planning and Development Department
Date: November 17, 2015*



Subject Property

*Source: City of Jacksonville Planning and Development Department
Date: November 17, 2015*



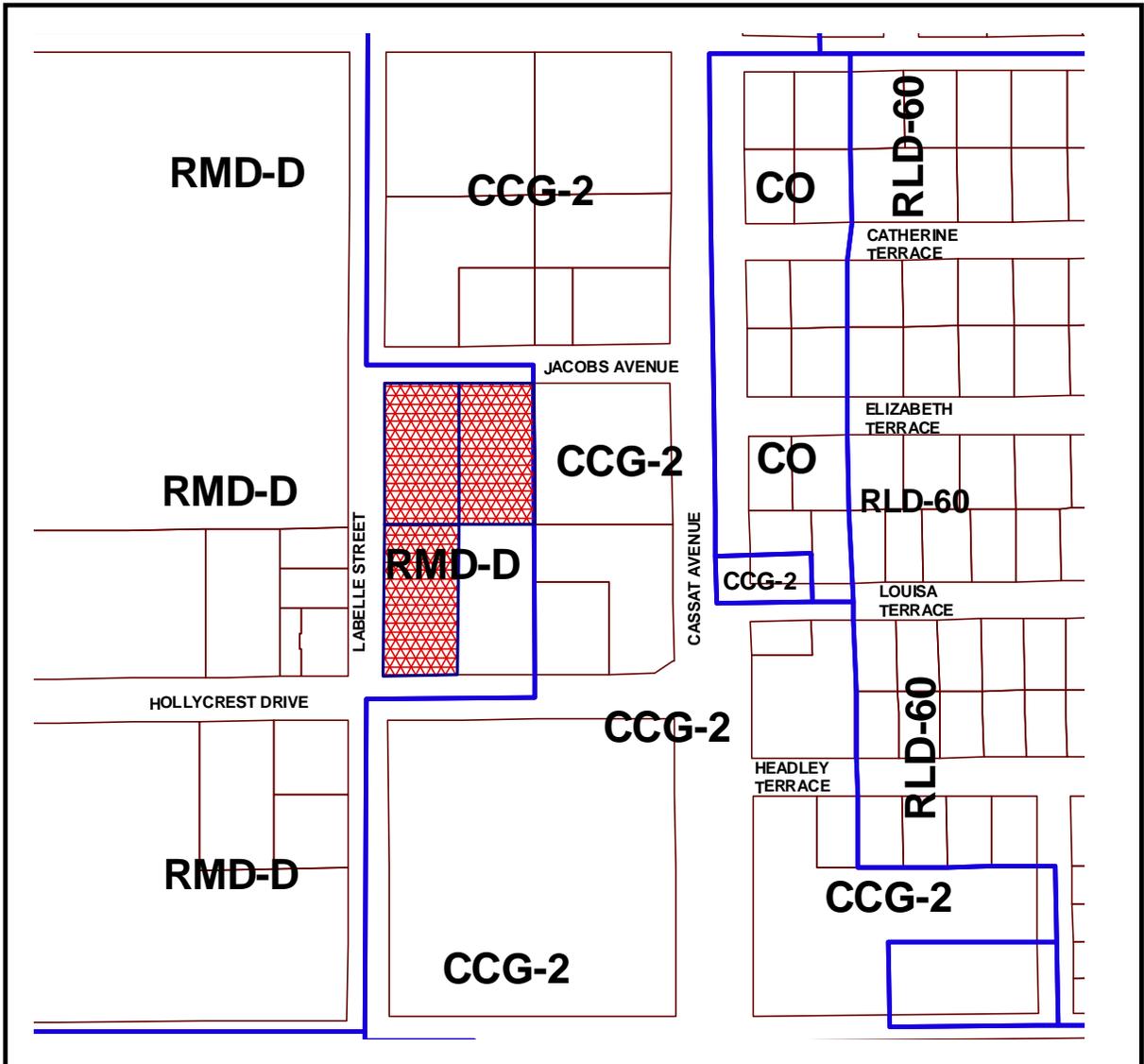
RMD parcel not included in request

*Source: City of Jacksonville Planning and Development Department
Date: November 17, 2015*



Ernie Palmer Toyota lot across Hollycrest Drive

*Source: City of Jacksonville Planning and Development Department
Date: November 17, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-D</p> <p>TO: CCG-2</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 9</p>
<p>ORDINANCE NUMBER: ORD-2015-0771</p>	<p>TRACKING NUMBER: T-2015-0970</p>	<p>Exhibit 2</p>