

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING 2016-106

MARCH 3, 2016

The Planning and Development Department hereby forwards to the Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2016-106**.

<i>Location</i>	0 12 th Street, West Between Lloyd Road and Lane Avenue North
<i>Real Estate Number:</i>	005120-0000
<i>Present Zoning:</i>	Industrial Light (IL)
<i>Proposed Zoning:</i>	Industrial Heavy (IH)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Proposed Land Use Category:</i>	Heavy Industrial (HI)
<i>Planning District:</i>	Southeast District (3)
<i>Planning Commissioner:</i>	Ben Davis
<i>City Council Representative:</i>	The Honorable Reginald Brown, District 10
<i>Applicant:</i>	Mark Mechling Mechling Engineering & Consulting, Inc. 1714 Belmonte Avenue Jacksonville, FL 32207
<i>Owner:</i>	Duval Asphalt Products, Inc. 7544 Philips Highway Jacksonville, FL 32256
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Convention Rezoning Ordinance **2016-106** seeks to rezone approximately 8.21 acres from IL to IH. The property is located in an area designated as “Industrial Situational Compatibility” on the future land use map series. Much of this area is already in industrial use. The applicant proposes a use to allow for the processing and recycling (crushing) of concrete, asphalt, and shingles; similar to the use on the adjacent property to the west. The site is within an LI functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **2015C-028 (Ordinance 2016-105)** that seeks to amend the land use category from LI to HI. Staff is recommending that Ordinance 2016-0105 be **approved**.

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.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The rezoning of the site to IH if approved would be consistent with the functional land use category identified in the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan, which is Heavy Industrial (HI). IH is a primary zoning district within the HI land use category. Therefore, the proposed rezoning is consistent with the 2030 Comprehensive Plan.

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

Yes. Specifically, the proposed rezoning furthers the following policy 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 3.2.29 The City shall continue to update its inventory and mapping of industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

Policy 3.2.30 The areas shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan

The site is within an established industrial area that contains industrial and warehouse uses. The site is adjacent to a property that is zoned Industrial High to the west. The proposed amendment to the HI Future Land Use category and this companion rezoning will assist in protecting and preserving appropriate areas for industrial uses. Therefore, the proposed rezoning is consistent with Objective 3.2, FLUE Policy 3.2.29 and FLUE Policy 3.2.30.

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

No. The site can be developed in accordance with the minimum lot area and requirements per Section 656.323 of the Zoning Code. The property site is suitable for heavy industrial uses.

SURROUNDING LAND USE AND ZONING

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	IL	Warehouse, service garage
South	CSV	CSV	Abandoned railway, service garage
East	LI	IL	Single-family, warehouse
West	HI	IH	Service garage, I-295

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 25, 2016, the required Notice of Public Hearing sign was posted:



Public notice sign

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2016-106 be **APPROVED**.



Subject site

Source: City of Jacksonville, Planning and Development Department
Date: February 25, 2016



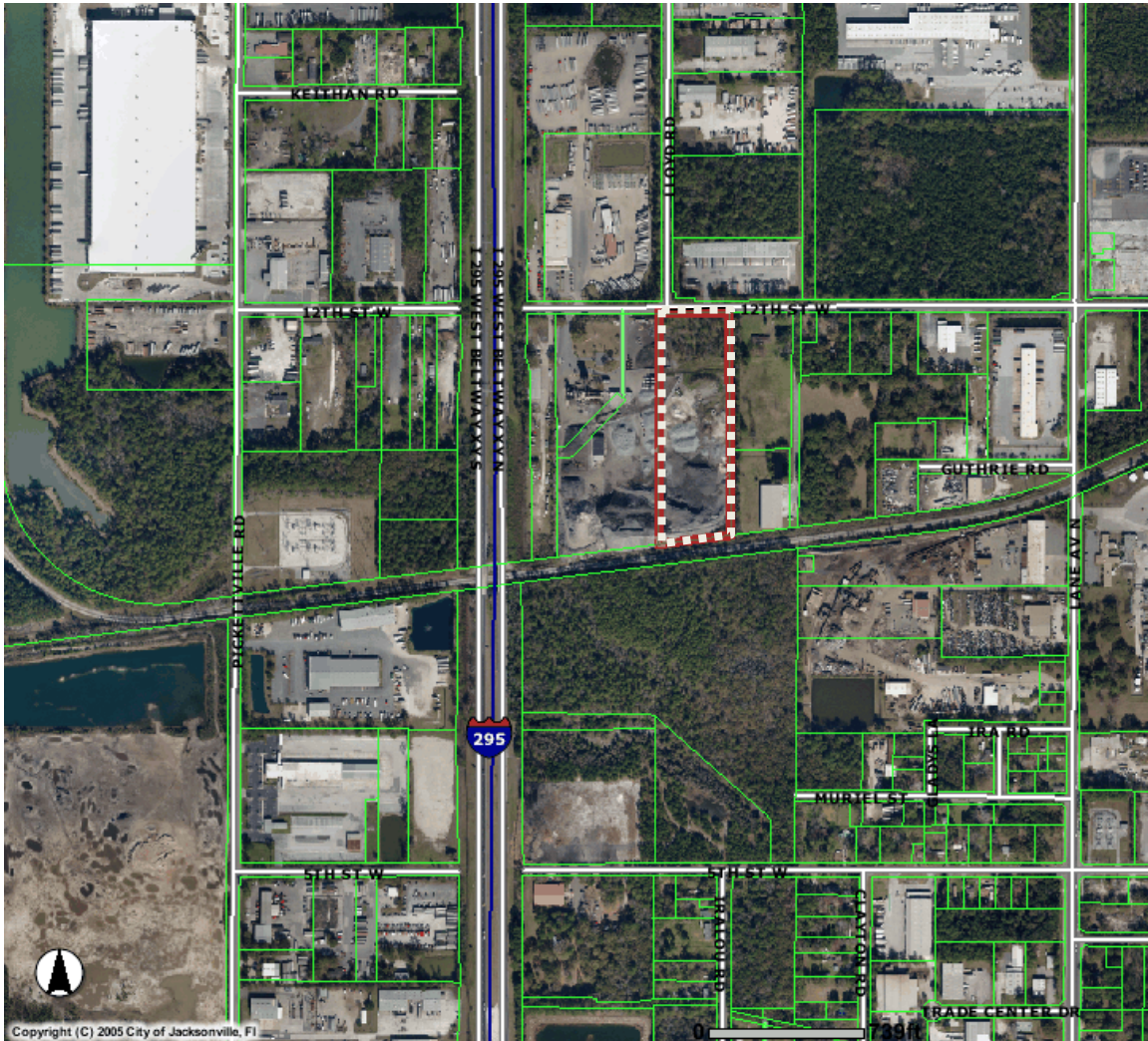
Adjacent property owned by applicant

Source: City of Jacksonville, Planning and Development Department
Date: February 25, 2016



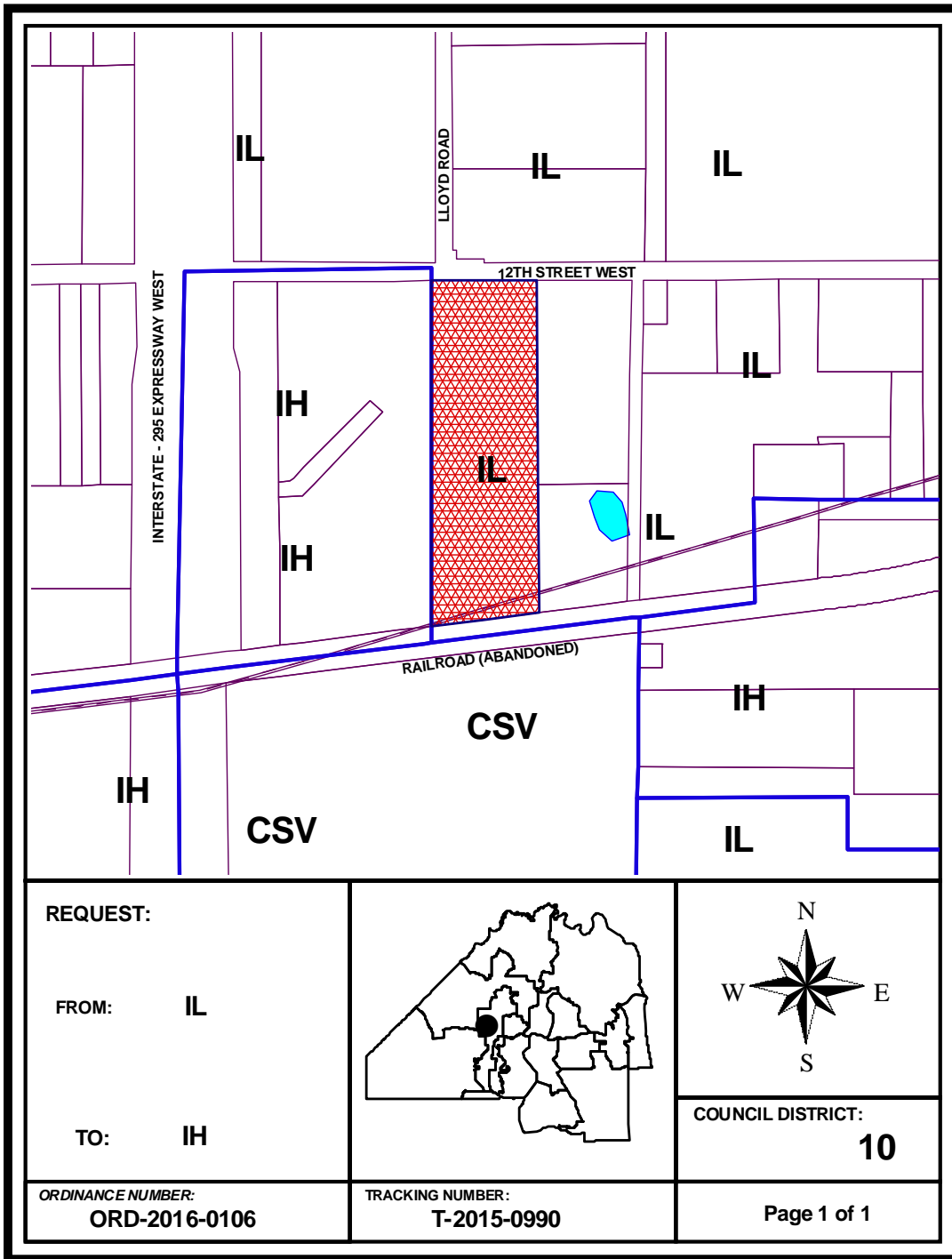
Warehouse use located north of subject site

Source: City of Jacksonville, Planning and Development Department
Date: February 25, 2016



Aerial view of subject site

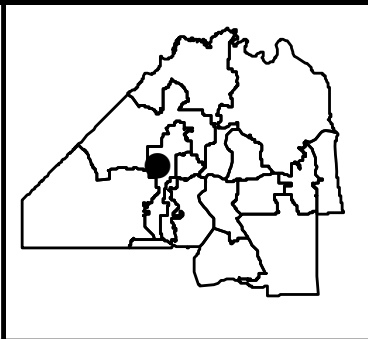
Source: City of Jacksonville, Geographic Information System
Date: February 25, 2016



REQUEST:

FROM: IL

TO: IH



COUNCIL DISTRICT:
10

A compass rose with a star-like center, indicating the cardinal directions: North (N), South (S), East (E), and West (W).

ORDINANCE NUMBER:
ORD-2016-0106

TRACKING NUMBER:
T-2015-0990

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