

PLANNING AND DEVELOPMENT DEPARTMENT



June 10, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No. 2016-246**

Application for Land Use Amendment 2016C-004

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairman Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission voted to recommend **DENIAL** of Ordinance 2016-246 on June 9, 2016.

• P&DD Recommendation

DENY

• PC Issues:

1. Commissioners inquired about the need stated by the applicant to store vehicles if the use of the site is for vehicle repair and if towing was also part of the business. The applicant clarified that they are currently storing cars in the right-of-way when they are waiting for repairs and the property subject to the amendment would eliminate the parking in the right-of-way and that vehicles are towed to the property for repair.

2. Where does the encroachment of CGC into the residential neighborhood stop?

3. The pattern of development resulting from the proposed land use and zoning change does not represent the typical and desired transition of intensities (CCG-2 to CO to CCG-2 to residential).

• PC Vote:

DENY 7 – 0

PLANNING AND DEVELOPMENT DEPARTMENT



June 10, 2016
Page 2

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagen, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkinson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Respectfully,

A handwritten signature in cursive script that reads "Kristen D. Reed".

Kristen D. Reed, AICP
Chief of Community Planning

**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**



OVERVIEW

ORDINANCE: ORD # 2016-246

APPLICATION: 2016C-004-2-1

APPLICANT: CALVIN BURNEY

PROPERTY LOCATION: 9109 Cocoa Avenue

Acreage: 0.19 Acres

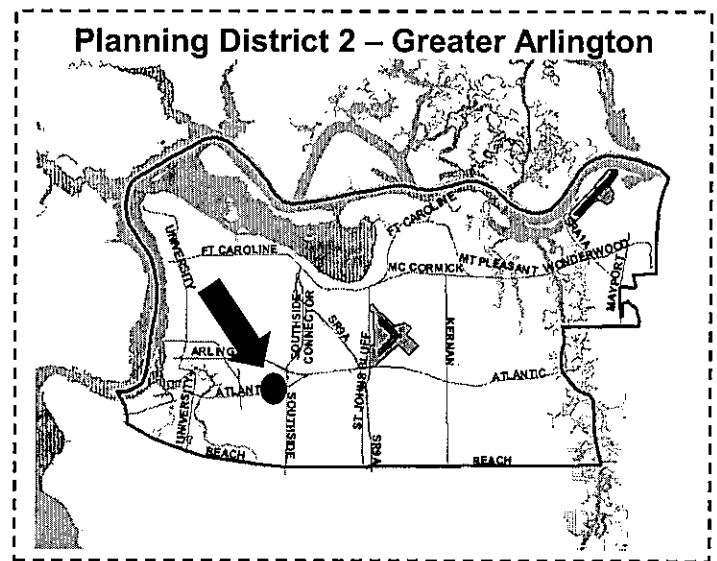
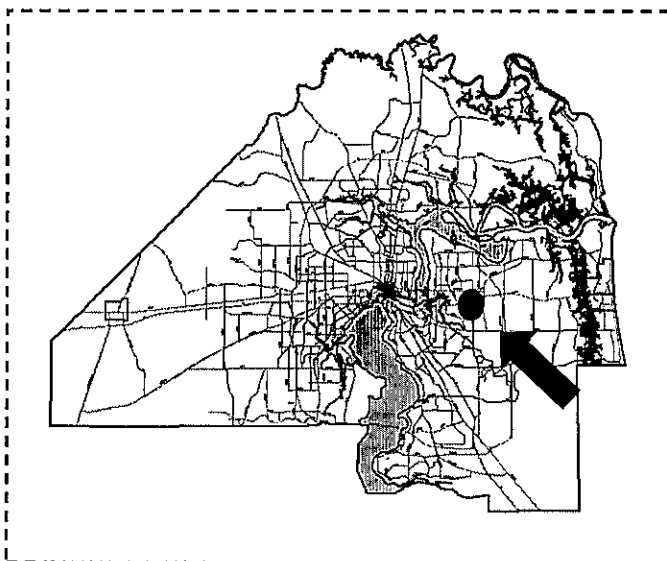
Requested Action:

	Current	Proposed
LAND USE	MDR	CGC
ZONING	RMD-A	CCG-2

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
MDR	CGC	15 DU/Acre for 2 DU	N/A	N/A	0.35 FAR For 2,896.7 Sq. Ft. CGC uses	Decrease 2 DU	Potential Increase of 2,896.7 Sq. Ft. of Non-Residential Uses

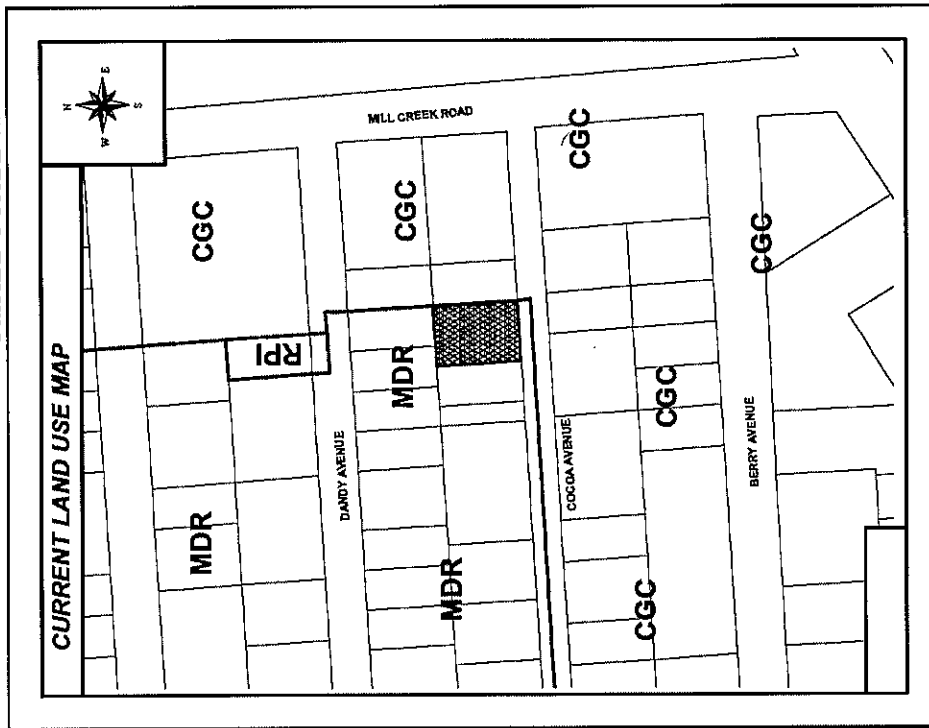
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: DENIAL

LOCATION MAPS: Arrows point to location of proposed amendment.



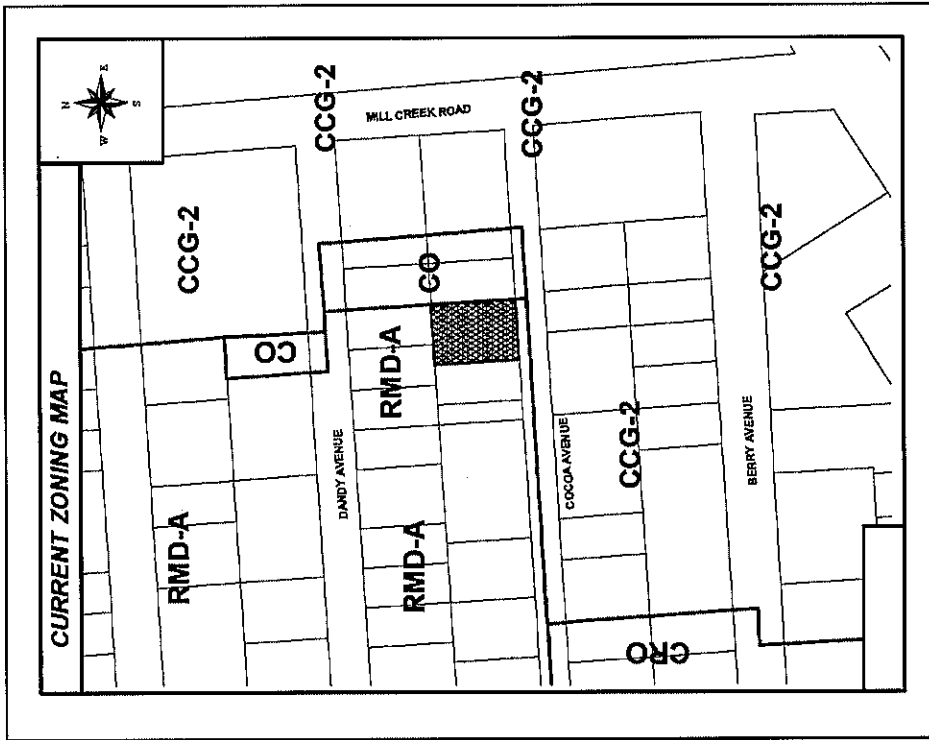
DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2016C-004



Existing FLUM Land Use Categories: Medium Density Residential (MDR)

Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Residential Medium Density-A (RMD-A)

Requested Zoning District(s): Commercial Community/General-2 (CCG-2)

ANALYSIS

Background:

The 0.19 acre subject property is located at 9109 Cocoa Avenue within the Greater Arlington Beaches Planning District and the boundaries of the Greater Arlington/Beaches Vision Plan.

The applicant is requesting a land use amendment from Medium Density Residential (MDR) to Community/ General Commercial (CGC) and a companion rezoning from Residential Medium Density-A (RMD-A) to Commercial Community / General-2 (CCG-2) in order to use the property for vehicle storage for the automotive repair business located directly across the street. The subject property is currently developed with a mobile home. The owner intends to remove the mobile home if the land use amendment is approved. The companion rezoning is pending concurrently with this land use amendment application as Ordinance 2016-247.

The area surrounding the subject property is fully developed with a mix of commercial retail sale and service establishments, and residential uses. The properties that abut this site to the north and west are single family residential. The properties to the east are commercial as are properties directly across Cocoa Avenue to the south.

The subject property is located within the Woodland Acres Neighborhood. It is an older neighborhood with a mix of mobile homes and site built single family homes. The City has been investing in this neighborhood. The Public Works Department completed drainage improvements several years ago and JEA has completed sewer work to eliminate septic tanks.

Mill Creek Road, a local road, runs north and south between Arlington Expressway and Atlantic Boulevard and is the eastern boundary of the Woodland Acres Neighborhood. Most properties along Mill Creek Road are commercial businesses and also include a church, mini storage, and a school. The majority of businesses along Mill Creek Road are auto oriented (for more detail, see Attachment A, Land Utilization Map). The CGC land use runs north and south along Mill Creek Road which also includes a few lots west into each of the neighborhood streets that intersects with Mill Creek Road. Cocoa Avenue has the deepest encroachment of CGC land use from Mill Creek Road; reaching CGC into the residential area by approximately 218 feet on the northern side of the street and 780 feet on the southern side of the street. (See Dual Map, Page 2)

In this neighborhood area with like circumstances, two previous land use amendment applications, 2014C-007 (Ord. 2014-415-E), on Galveston Avenue four blocks north of the subject parcel, and 2015C-019 (Ord. 2015-656-E) on Berry Avenue south of the subject parcel, proposed the same land use amendment request as the subject application from MDR to CGC land use categories. The review of the Planning and Development Department for both applications included a recommendation report for denial. However, both applications were approved by ordinance through the legislative process. Due to the

likeness of the subject application and the previous applications, this recommendation report's analysis is similar and consistent with the previous reports for Applications 2014C-007 and 2015C-019.

According to the Development Areas Map in the Future Land Use Element, the site is located in the Urban Priority Development Area. The proposed development plan for commercial uses does not include residential uses so school enrollment will not be impacted by this proposed amendment.

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in a net increase of 3 PM peak hour trips and 53 daily vehicular trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Vacant Mobile Home	Commercial Uses: Vehicle storage for automotive business across Cocoa Ave.
Land Use Category	MDR	CGC
Development Standards For Impact Assessment	15 DU/acre	0.35 FAR
Development Potential	2 DU	2,896.7 sf
Population Potential	4 people	N/A
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X-Low
Archaeological Sensitivity		X-Low
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4 inches	
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Net increase of 3 PM peak hour trips and 53 daily vehicular trips	
Water Provider	JEA	
Potential Water Impact	Decrease of 325.17 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 243.87 gallons per day	
Potential Solid Waste Impact	Decrease of 0.565 tons per year	
Drainage Basin / Sub-Basin	Strawberry Creek Stream	
Recreation and Parks	No	
Mass Transit	JTA Bus Routes: Nearby Frequent Route 9; Nearby Local Routes 18 and 23	
NATURAL FEATURES		
Elevations	50 feet	
Soils	69-Urban Land; 71-Urban Land-Leon Boulogne Complex	
Land Cover	Property is the site of a mobile home unit	
Flood Zone	None	
Wet Lands	None	
Wild Life	None	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 13, 2016, the required notice of public hearing sign was posted. Fifty-two (52) notices were mailed out to adjoining property owners, the Arlington/Beaches CPAC and registered neighborhood associations informing them of the proposed land use change and pertinent public hearing and meeting dates.

At the Department sponsored Citizen Information Meeting held on April 18, 2016. The applicant was present however; there were no speakers from the public.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **inconsistent** with the following Policies of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

- Policy 2.2.4 Maintain existing stable neighborhoods through coordinated rehabilitation and conservation action by the Building Inspection Division and Planning and Development Department. Protect residential areas from encroachment by incompatible land uses through proper zoning, and from through or heavy traffic by use of buffers and other mitigating measures.
- 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.
- Policy 3.1.20 The City shall recognize and maintain neighborhoods through the development and implementation of district plans and/or neighborhood plans, which identify the needs of the City's neighborhoods and the opportunities to improve and maintain those neighborhoods in light of continued growth and development pressures within and surrounding them.
- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Policy 4.1.8B

The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

According to the Category Descriptions for the Urban Priority Development Areas of the FLUE, the MDR future land use category is intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses; commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR is generally intended to provide transitional uses between commercial and single family residential uses.

The CGC Future Land Use Category is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. Cocoa Avenue is classified as a local road.

The property subject to the proposed amendment is located on Cocoa Avenue, and is adjacent to a CGC designated property that has frontage on Mill Creek Road. Both Cocoa Avenue and Mill Creek Road are classified as "Local Roads". Therefore, the proposed amendment is not consistent with the CGC Future Land Use Category preference for new designations to be in locations which abut roadways classified as arterial or higher. Additionally, the amendment does not present a situation where expansion of the CGC district constitutes infill development or redevelopment in a manner that promotes the revitalization of an existing commercial district as called for in the CGC Future Land Use Category.

The proposed use has negative impacts on the existing neighborhood by not buffering the existing residential homes to the west and north and by the fact that the companion rezoning is to CCG-2, the most intensive commercial zoning district. There will be no transition of scale between the business and existing homes thus not meeting the intent of Policies 3.1.3 and 3.2.4.

Encroachment in this established residential neighborhood sets a precedent for further CGC encroachment where such pressure to do so has been well established based on recent land use amendment activity. The proposed amendment is not an appropriate infill

location, and does include mitigating or buffering techniques. Therefore it is inconsistent with Policy 2.2.4.

The City recognizes the development pressures within and surrounding this neighborhood. The Planning and Development Department initiated a neighborhood plan for this area identifying the needs of the neighborhood. Policy 3.1.20 and 4.1.8B states that proposed amendments to the Comprehensive Plan should comply with the area's vision plan and any existing neighborhood plans and studies. The Plans identify the opportunities to improve and maintain those neighborhoods and their residential character. In light of those studies the proposed amendment is inconsistent with these policies (See neighborhood plans and studies below).

Woodland Acres Neighborhood Plan Area Study (1978) Woodland Acres Land Use and Zoning Study (2007)

The proposed amendment is inconsistent with the Woodland Acres Neighborhood Plan Study and the Land Use and Zoning Study. A proposed zoning plan for Woodland Acres was developed in 1978 to "better suit the community's needs". One of the stated reasons was to discourage encroachment of commercial use.

The Woodland Acres Land Use and Zoning Study (2007) echoes the sentiments of the earlier study. The 2007 study states:

Given the mix of uses in the census tract encompassing the study area, Woodland Acres is sufficiently served by commercial acreage without any changes to existing land use designations. The commercial development needs to be built so as to be a good neighbor to residential development because of the location of commercial land use categories adjacent to residential categories. (Page 20)

The Department is recommending that land use amendments not be supported in the Woodland Acres area, unless they can be determined to enhance neighborhood character and be consistent with the guidelines and findings of this Study. (Page 21)

The Planning and Development Department recognizes the development pressure within the Woodland Acres study area. Woodland Acres has the opportunity to be developed and redeveloped into a walk-able community that provides the residents different types of housing, schools, retail and recreational uses.

Vision Plan Consistency

The subject property is located within the boundaries of the Arlington/Beaches Vision Plan. The Plan encourages compatibility with existing neighborhoods with an overall goal to enhance neighborhoods.

The amendment is inconsistent with the following objectives of the plan:

Objective 1.1.2 – Building use, scale and character should be compatible with neighborhoods.

Objective 2.1.3 - Cultivate neighborhood stability by protecting residential area from incompatible uses. The paramount goal is the enhancement of the neighborhoods.

Objective 2.3.2- Non-residential sighting criteria shall be compatible with neighborhood scale, character and enhance quality of life.

The proposed amendment encourages further encroachment of non-residential development adjacent to an established single-family neighborhood. Furthermore, nearby commercial uses, as well as those directly abutting the site, are in large part auto-oriented and have established a pattern of auto oriented use which would extend onto the subject property should the land use change be approved. Additional encroachment of intense commercial uses into the Woodland Acres neighborhood threatens the stability of the existing residential uses. Therefore, the proposed amendment is inconsistent with the recommendations set forth in the Arlington/Beaches Vision Plan.

Strategic Regional Policy Plan

The proposed amendment is inconsistent with the following Policy of the Strategic Regional Policy Plan, Economic Development:

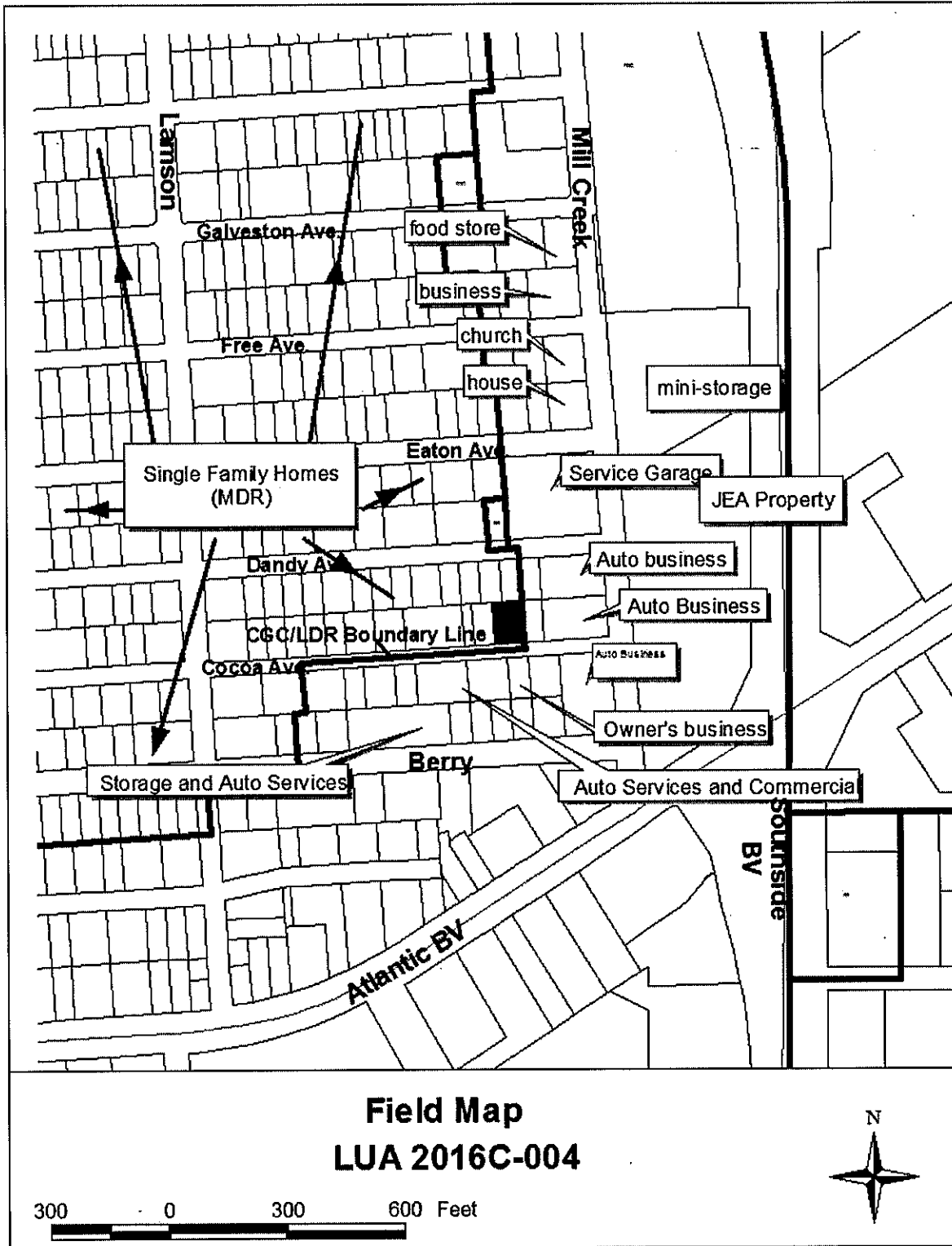
Policy 4B: Downtowns are important parts of the Regional community. Downtown Jacksonville is the Regional downtown, and the Region as a whole has an interest in its success. The Region supports revitalizing downtowns as important element of communities. The Region supports local government efforts to revitalize them and keep them vibrant.

The subject property is located in the Urban Priority Development Area. Revitalizing communities close to downtown is important to a successful downtown. The Strategic Regional Plan supports local government's efforts to revitalize downtowns as important elements of communities. An encroachment of intense commercial use into an area of residential character is not conducive to neighborhood revitalization. Therefore the land use amendment is inconsistent with the Regional Strategic Policy Plan.

RECOMMENDATION

The Planning and Development Department recommends **DENIAL** of this application based on its inconsistency with the 2030 Comprehensive Plan, Strategic Regional Plan and the Woodland Acres Land Use and Zoning Study.

ATTACHMENT A EXISTING LAND UTILIZATION



ATTACHMENT B

TRAFFIC ANALYSIS

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: April 18, 2016

TO: Helena Parola
Community Planning Division

FROM: Lurise Bannister
Transportation Division

SUBJECT: Transportation Review: Land Use Amendment 2016C-004

A trip generation analysis was conducted for Land Use Amendment 2016C-004, located at 9109 Cocoa Avenue in the Urban Priority Development Area of Jacksonville, Florida. The subject site has an existing Medium Density Residential (MDR) land use category with a proposed amendment to allow for Community General Commercial (CGC) on the 0.19 acres.

Trip generation was calculated for the existing and proposed land uses based on *Trip Generation*, 9th Edition by the Institute of Transportation Engineers (ITE). Trip generation was conducted for maximum development potential based on the estimated average daily and PM peak hour trips. In accordance with the development impact assessment standards established in the 2030 Comprehensive Plan, the MDR land use category allows for 15 multi-family dwelling units per acre resulting in a development potential of 2 residential units (ITE Land Use Code 220), generating 1 PM peak hour trips and 13 daily trips. The proposed CGC land use category development impact assessment standards allows for 0.35 FAR per acre, resulting in a development potential of 2,897 SF of commercial space (ITE Land Use Code 826) which could generate 4 PM peak hour trips and 66 daily trips. The difference in trips results in a net increase of 3 PM peak hour and 53 daily vehicular trips if the land use is amended from MDR to CGC, as shown in Table A.

Table A
Trip Generation Estimation

Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
MDR	220	2 DU/acre	T = 0.52 (X)	1	0.00%	0.00%	1	
			T = 6.65 (X)	13	0.00%	0.00%		13
Total Section 1							1	13
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC	826	2,897 sf	T = 2.71 (X) / 1000	8	0.00%	48.62%	4	
			T = 44.32 (X) / 1000	128	0.00%	48.62%		66
Total Section 2							4	66
Net New Trips							3	53

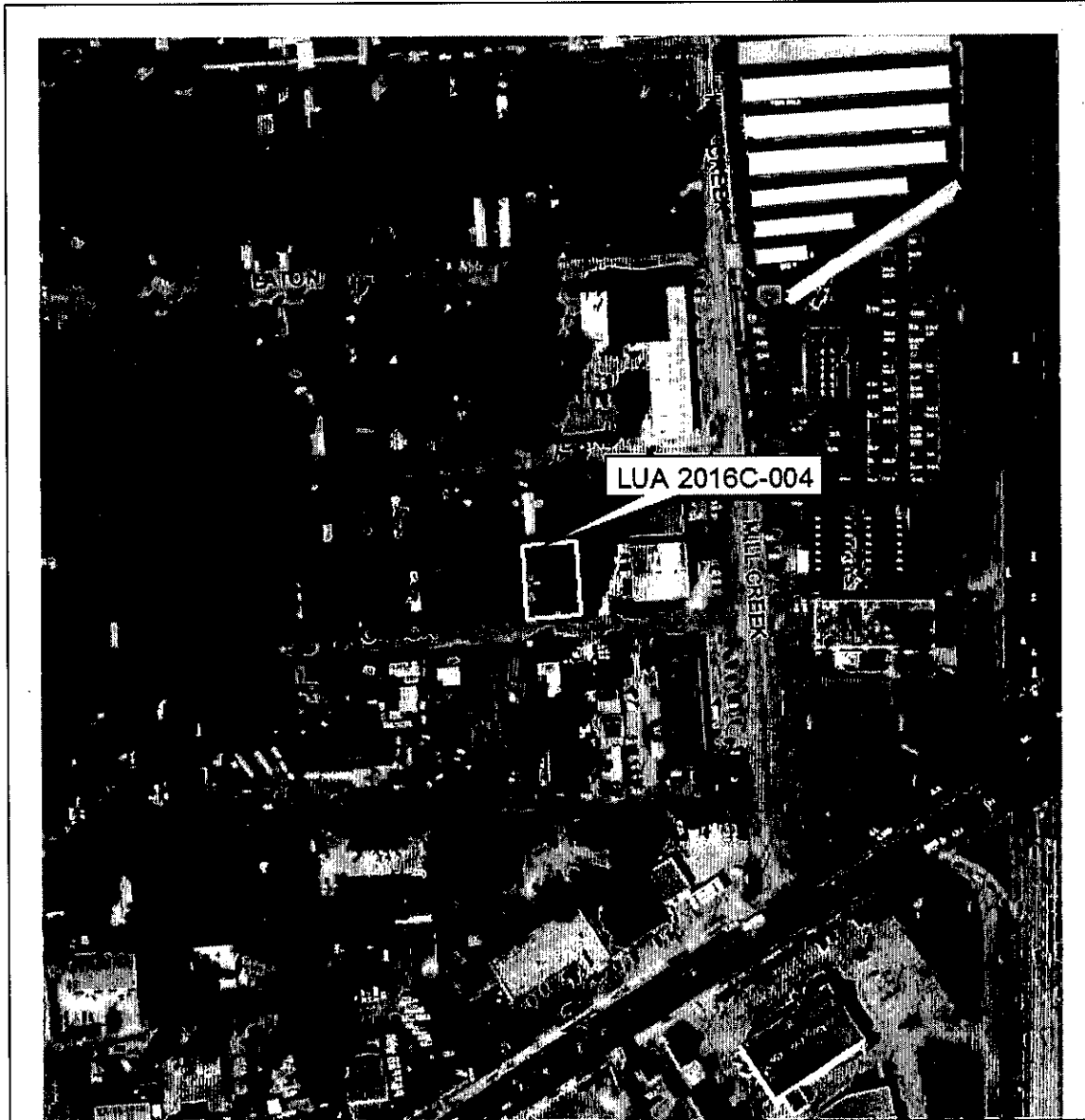
Source: Trip Generation Manual, 9th Edition, Institute of Engineers

214 N Hogan Street
Office: 904-255-7800

Ed Ball Building, Ste. 300
www.cof.net

Jacksonville, FL 32202
Fax: 904-255-7885

ATTACHMENT C
Aerial



LUA 2016C-004
Aerial



ATTACHMENT D

LAND USE AMENDMENT APPLICATION



APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	3/8/16	Date Staff Report is Available to Public:	4-29-2016
Land Use Adoption Ordinance #:	2016-246	Planning Commission's LPA Public Hearing:	5-5-2016
Rezoning Ordinance #:	2016-247	1st City Council Public Hearing:	5-10-2016
JPDD Application #:	2016C-004	LUZ Committee's Public Hearing:	5-17-2016
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	5-24-2016

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

CALVIN BURNEY
TRANSPORTATION PLANNING GROUP, INC
3909 SOUTEL DRIVE
JACKSONVILLE, FL 32208
Ph: 904-207-0827

Owner Information:

MOUNIR ITANI
SARAH ENTERPRISES, LLC
9120 COCOA AVENUE
JACKSONVILLE, FL 32211
Ph: 904-720-1889
Fax: 904-720-0220

DESCRIPTION OF PROPERTY

Acreage: 0.19
Real Estate #(s): 144642 0000

General Location:
NORTH SIDE OF COCOA AVENUE

Planning District: 2
Council District: 1
Development Area: URBAN PRIORITY AREA
Between Streets/Major Features:
MILL CREEK ROAD and LAMSON STREET

Address:
9109 COCOA AVE

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT DILAPIDATED MOBILE HOME

Current Land Use Category/Categories and Acreage:
MDR 0.19

Requested Land Use Category: CGC
Justification for Land Use Amendment:

Surrounding Land Use Categories: CGC, MDR

THE SUBJECT SITE, 9109 COCOA AVENUE, IS LOCATED ON THE NORTH SIDE OF COCOA AVENUE JUST WEST OF THE MILL CREEK ROAD/COCOA AVENUE INTERSECTION. THE SITE IS APPROXIMATELY .19 ACRE IN SIZE AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD-A). THE SITE IS CURRENTLY DEVELOPED WITH A DILAPIDATED MOBILE HOME THAT WILL BE REMOVED BY THE OWNER. THE OWNER PROPOSES TO USE THE SITE AS A VEHICLE STORAGE LOT FOR HIS AUTOMOTIVE REPAIR BUSINESS LOCATED DIRECTLY ACROSS THE STREET FROM THE SUBJECT SITE ON THE SOUTH

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RMD-A 0.19

Requested Zoning District: CCG-2

Additional information is available at 904-255-7888 or on the web at <http://maps.coi.net/luzap/>

ATTACHMENT D (continued)
LAND USE AMENDMENT APPLICATION

JUSTIFICATION FOR REZONING/LAND USE AMENDMENT

The subject site, 9109 Cocoa Avenue, is located on the north side of Cocoa Avenue just west of the Mill Creek Road/Cocoa Avenue Intersection. The site is approximately .19 acre in size and is zoned Residential Medium Density (RMD-A). The site is currently developed with a dilapidated mobile home that will be removed by the owner.

The owner proposes to use the site as a vehicle storage lot for his automotive repair business located directly across the street from the subject site on the south side of (9120) Cocoa Avenue. The site's current zoning and land use does not allow the proposed use. The owner's automotive repair business has been in operation on Cocoa Avenue for more than 23 years and has been a good corporate citizen to the area. The proposed storage lot will allow the owner:

1. To better utilize and create additional work space on the existing business site at 9120 Cocoa Avenue;
2. Improve access to the existing business site for current and future customers;
3. Improve the overall curb appeal of the existing business site as well as the subject site at 9109 Cocoa Avenue;
4. Enhance the area's tax base;
5. Possibly foster the creation of additional jobs in the area; and
6. Significantly reduce the likelihood of a thriving small business moving out of the area due to its inability to expand its operation.

The proposal to rezone the subject site from Residential Medium Density (RMD-A) to Commercial Community General-2 (CCG-2) and change the land use to Community General Commercial (CGC) will not have a negative impact on the area in that 80% of the properties across from the subject site on the south side of Cocoa Avenue are currently zoned CCG-2 or Commercial, Residential, Office (CRO). Due to the close proximity of the subject site to the Mill Creek Road/Cocoa Avenue Intersection, all of the lots from the intersection to the subject site are zoned CCG-2 or Commercial Office (CO) and are utilized by automotive repair businesses. Several area residents living on the west end of Cocoa Avenue near Lamson Street are employed by the businesses located on the east end of Cocoa Avenue in close proximity to the subject site. Similar requests have been recently approved and built in the area and have not shown any signs of a blighting influence on the area or a hindrance to the area's redevelopment.

Page _____ of _____