

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-329

JUNE 9, 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 **2016-329**.

Location: 0 Pickettville Road
Between Old Kings Road and Edgewood Avenue

Real Estate Number: 083398 0000

Current Zoning District: Residential Rural-Acre (RR-ACRE)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Northwest, 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Reginald L. Brown, District 10

Applicant/ Owner: Johnny M. Dubose
Rapid Logistics Land Management, LLC
3711 Silver Bluff Blvd
Orange Park, Florida 32065

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2016-109** seeks to rezone 8.14 acres of land from RR-ACRE to IL. There is a companion small scale land use amendment 2016C-009 (2016-328) that seeks to amend the property from RR-ACRE to Industrial Light (IL) Land Use. The property is currently vacant, but was once an old landfill owned by Jacksonville Shipyards, Inc. Prior, the site was used as a sand mining operation, thereby creating pits twenty (20) to twenty-five (25)

feet deep. The Shipyards filled the pits with construction debris such as concrete and wooden demolition material. In addition, the site contains sandblasting grit which was used to remove old paint and rust from ships.

An environmental report was issued by an environmental service consulting firm on this site (February 9, 2016) to determine if groundwater was contaminated by the landfill. Large portions of the property were covered between 2008 and 2010 to cap the site. In addition, a final order for groundwater monitoring has been issued by the Florida Department of Environmental Protection (case number: 08-2636). Samples taken have shown some levels of potential contamination. It should also be noted that pollutants traveling underground do not necessarily mean that they come from this immediate site.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Area" of the City. The proposed land use will not have a residential component in its request. Therefore there is no school capacity issues related to the proposed land use amendment. The property is located within the Industrial Sanctuary and Industrial Situational Compatibility Zone as identified on the Industrial Preservation Map of the 2030 Comprehensive Plan. The subject site is within the boundaries of the Northwest Jacksonville Vision Plan. However, the Plan does not identify specific recommendations for the subject site nor does it address industrial uses specifically for the site. The plan does call for screening areas for any truck parking and the present tree screening along the front of the property will aid in the vegetative buffering along Pickettville Road. Therefore, the proposed application that includes truck parking in a LI land use category is consistent with the vision plan of Northwest Jacksonville

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category. There is a companion small scale land use

amendment 2016C-009 which seeks to amend the property from Low Density Residential (LDR) to Light Industrial (LI).

The LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category. The Planning Department recommends that companion Small Scale Land Use Amendment Application 2016C-009 be **APPROVED**.

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

Yes. The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Policy 1.1.22 *Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development areas and the Plan Category Descriptions of the Operative Provisions.*

Policy 1.1.24 *The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest Planning districts through such measures, as economic incentives, greater marketing assistance, etc.*

Policy 3.2.7 *The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands*

Policy 3.2.29 *The City shall continue to update its comprehensive 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”.*

The proposed amendment is consistent with Policy 1.1.22 because it allows for industrial development to be located in the “Industrial Situational Compatibility Area” near other existing industrial use areas insuring compact land use patterns, discouraging sprawl and provides the requisite amount of land to accommodate anticipated growth of the area. In addition, this amendment maintains an increasingly efficient urban service delivery. It is also consistent with Policy 1.1.24 in that it promotes new development in the Northwest Planning District.

There is a growing demand for industrial lands in this area as the City's industrial base continues to expand. The pattern of development in this area is moving toward more industrial uses in that the subject property lies on an old land fill and is unsuitable for housing development and therefore is more suitable for the proposed use.

Policy 3.2.7 is satisfied due to the site's location within the Industrial Situational Compatibility Zone. In addition, the property is located along a "Collector" street that serves a significant number of other industrial land uses in the surrounding area. The proposed industrial use enhances the viability of this parcel while being consistent with the proposed FLUE Policy 3.2.29.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) permits housing densities of up to 7 dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations. Additionally, certain secondary and supporting uses are permitted in all residential categories including supporting commercial and service establishments and home occupations.

The LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed rezoning will allow for the use of the site for dispatch and operations for a small trucking company. There will be a small office with storage and parking for trucks on weekends and off time.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use categories and zoning as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	PBF	PBF-1	Vacant/Public School
East	LDR	RR-ACRE	Single-family
South	HI	IBP	City of Jacksonville capped landfill
West	LDR	RR-ACRE	Single-family/Mobile home

North of the land use amendment site and across Six Mile Creek and wetlands are a public school, pastureland, single-family homes, mobile homes, and vacant lands in LDR and Public Buildings and Facilities (PBF) land use categories and RR-Acre and Public Buildings and Facilities-1 (PBF-1) zoning districts. Further north are LI/IL lands. East and on the north side of Pickettville Road are single-family homes, a cemetery, and an open storage facility in LDR and PBF land use categories and RR-Acre and Public Buildings and Facilities-2 (PBF-2) zoning districts. The open storage facility is in a LI land use category and IL zoning district. West, and on the north side of Pickettville Road and west of Old Kings Road are mobile homes, single-family homes, vacant land, and a service garage in LDR, LI, and Medium Density Residential (MDR) land use categories and RR-Acre, IL, and Residential Medium Density-A (RMD-A) zoning districts. Further west and west of Old Kings Road are a mobile home, single-family homes, timber, and a church in a LDR land use category and Residential Low Density-60 (RLD-60) zoning district.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 24, 2016 the required Notice of Public Hearing signs were posted:



Source: Staff, Planning and Development Department
Date: May 24, 2016

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2016-329** be **APPROVED**.



Subject property.

Source: Staff, Planning and Development Department
Date: May 24, 2016



City owned capped landfill to the south.

Source: Staff, Planning and Development Department
Date: May 24, 2016



Adjacent single-family to the east.

*Source: Staff, Planning and Development Department
Date: May 24, 2016*



Adjacent mobile home and single-family to the west.

*Source: Staff, Planning and Development Department
Date: May 24, 2016*

