

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-527

SEPTEMBER 8, 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 **2016-527**.

Location: 1850 Jones Road
Between Commonwealth Ave and Jones Road

Real Estate Numbers: 004706 0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Commercial Community General-1 (CCG-1)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Katrina Brown, District 8

Applicant: Charles Randy Davis
Tom Trout, Inc.
5569 Bowden Road
Jacksonville, Florida 32216

Owner: Joseph Alan Douglass
9 Fieldcrest Ave.
Wheeling, West Virginia 26003

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2016-527** seeks to rezone 4.27+/- acres of land from the CO to the CCG-1 Zoning District for the purpose of allowing a wedding venue with a capacity of 250 people on the subject property. The site is located in the northwest quadrant at the intersection of Jones Road and Commonwealth Avenue which are both classified as collector roadways according to the 2030 Comprehensive Plan Functional Highway Classification Map.

The property is located within the Suburban Development Area. Surrounding uses around the intersection include a vacant two-story commercial structure, a gas station, undeveloped commercial neighborhood zoned property and an adjacent automotive repair business. There are single-family homes located west and north of the subject property.

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 Community/General Commercial (CGC) functional land use category. According to the category description of the Future Land Use Element (FLUE), CGC is intended to accommodate outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, car washes, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

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:

Future Land Use Element

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks

in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

- Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.
- 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 3.2.1 The City shall promote the development of commercial and light/service industrial uses in the form of nodes, corridor development, centers, or parks.
- Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The proposed development fulfills the CGC Suburban Development Area intent which is to provide development in a nodal pattern consistent with Policy 3.2.1. The site is adjacent to CGC to the east and southern boundary lines. The proposed site continues to infill and sustains the viability of the existing commercial area surrounding most of the site.

Infrastructure Element, Sanitary Sewer Sub-Element

- Policy 1.2.6 Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:
1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (commercial or single family):

- a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
- b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
- c. Each lot is a minimum of 1 acre unsubmerged property.
- d. Alternative (mounded) systems are not required

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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 development of the subject property with uses that are compatible with the surrounding expanding commercial and residential uses.

SURROUNDING LAND USE AND ZONING

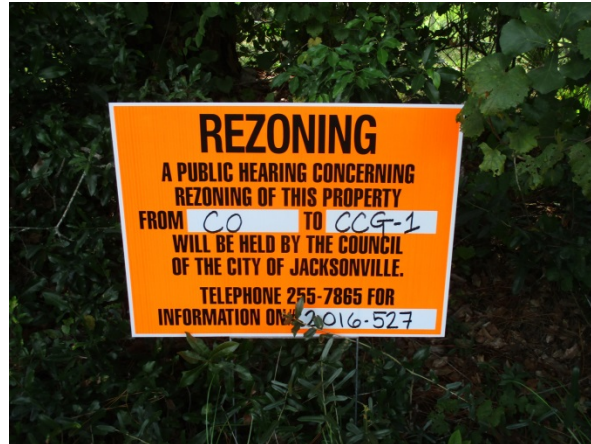
The subject property is located on the northwest quadrant of the intersection of Jones Road and Commonwealth Avenue, west of I-295 and north of I-10. Surrounding uses are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RR-ACRE	Single-family
East	LDR/CGC	RR-ACRE/CN	timberland/service garage
South	LDR/CGC	RR-ACRE/CN	Single-family/vacant commercial
West	LDR	RR-ACRE	Single-family

The proposed rezoning to CCG-1 will be consistent and compatible with the surrounding uses in the area, both commercial and residential. Landscape perimeter and VUA buffering must be provided for any commercial use consistent with Part 12 of the Zoning Code.

SUPPLEMENTARY INFORMATION

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



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

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2016-527** be **APPROVED**.



Subject property is wooded and mostly undeveloped.

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



Mobil Gas Station located southeast of the property, at the intersection of Commonwealth Avenue and Jones Road.

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



Vacant commercial structure in the southwest quadrant.

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



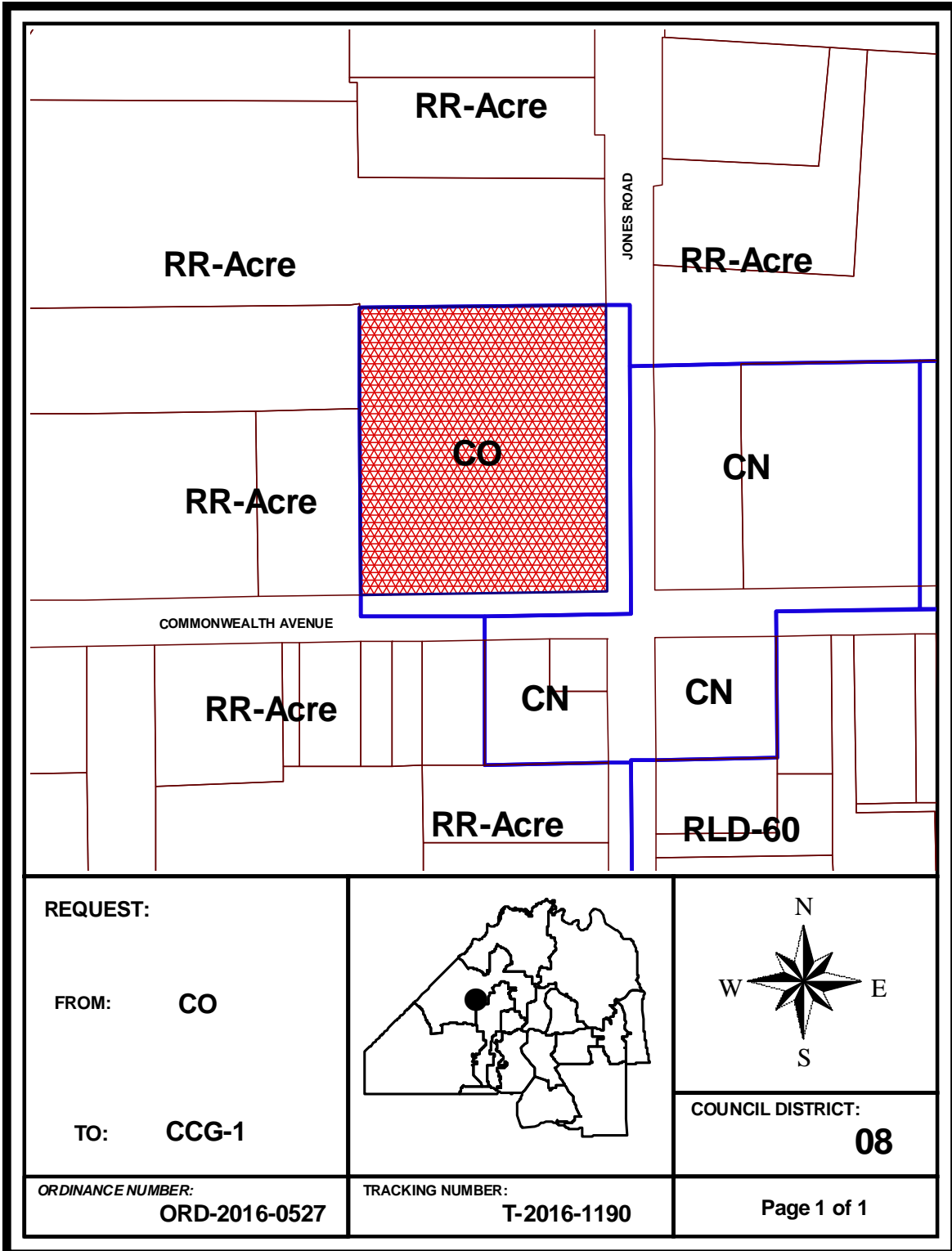
Undeveloped pasture/woodland in the northeast quadrant.

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



Small and large lot single-family residential west and east of the property.

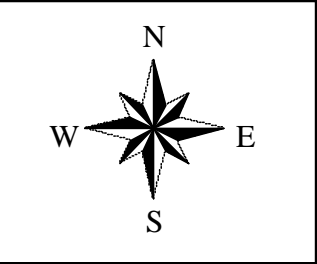
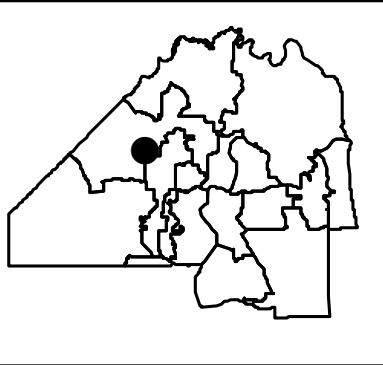
*Source: Staff, Planning and Development Department
Date: August 24, 2016*



REQUEST:

FROM: CO

TO: CCG-1



COUNCIL DISTRICT:
08

ORDINANCE NUMBER:
ORD-2016-0527

TRACKING NUMBER:
T-2016-1190

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