

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-672

NOVEMBER 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 **2016-672**.

Location: 101, 111, 117, 119, 121 and 155 11th Street East
Between Hubbard Street and Market Street North

Real Estate Number: 055281-0000, 055282-0000, 055283-0000,
055284-0000, 055285-0000, 055289-0000

Present Zoning: Industrial Business Park (IBP)

Proposed Zoning: Residential Medium Density-Springfield (RMD-S)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Urban Core

Planning Commissioner: Abel Harding

City Council Representative: The Honorable Reggie Gaffney, District 7

Applicant: COJ

Owner: Timothy Hope
1450 Market Street
Jacksonville, Florida 32206

Bellacoop Fund R2, LLC
7563 Philips Highway, Suite 109
Jacksonville, Florida 32256

Leander A. Skinner
Classic Homes of Jacksonville, LLC
10751 Karen Gale Lane
Jacksonville, Florida 32225
Nicolas Mehrtens

1600 White Oak Vista Drive
Silver Spring, Maryland 20904

Carroll Jordan and Constance Doucette
1946 Market Street North
Jacksonville, Florida 32206

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2016-672** requests the rezoning of six parcels totaling 0.61 acre from Industrial Business Park (IBP) to Residential Medium Density-S (RMD-S) Zoning District. There are three single family dwellings built in the early 1900s on the parcels. The subject properties are located within the Springfield Zoning Overlay and Historic District. It should be noted that all development would have to be reviewed and approved for design and consistency through the Certificate of Appropriateness (COA) as required by **Chapter 307.106 Historic Preservation and Protection**, of the City's Ordinance Code.

There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2030 Comprehensive Plan, **Ordinance 2016-671 / 2016C-021**, requesting to change the functional land use category of part of the subject property from Light Industrial (LI) to Medium Density Residential (MDR). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment Application 2016C-021 recommending the proposed amendment 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. 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 district consistent with the functional land use category identified in 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 LI functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, concurrent with this Application for Rezoning, an Application for Small Scale Land Use Amendment to Future Land Use Map Series 2030 Comprehensive Plan, **Ordinance 2016-671 / 2016C-021** was filed requesting amendment of the LI functional and use category to MDR. The RMD-S zoning district is a primary zoning district within the MDR functional land use category, and the subject property meets the primary criteria and standards. The amendment is supported by the Planning and Development, and if adopted by the City Council, this Application for Rezoning from IBP to RMD-S would be consistent with the FLUMs adopted as part of the 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 rezoning is compatible with several objectives contained in the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Specifically:

FLUE Objective 1.1 states that “Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.”

FLUE Objective 3.1.5 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Objective 3.1.18 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.

FLUE 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.

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

No. The proposed rezoning does not conflict with any portion of the City's land use regulations. The subject property meets the minimum lot requirements of the RMD-S zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject properties are a total of 0.61 acres. The surrounding area contains a mixture of single family dwellings, institutional uses, undeveloped and industrial properties. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Industrial uses
South	MDR PBF	RMD-S PBF-1	Single family dwellings Kirby Smith MS running track
East	LI	IL	Single family dwelling
West	PBF	PBF-1	Kirby Smith MS buildings

Therefore, it is the opinion of the Planning and Development Department that the proposed rezoning will be compatible to the surrounding mixed use area.

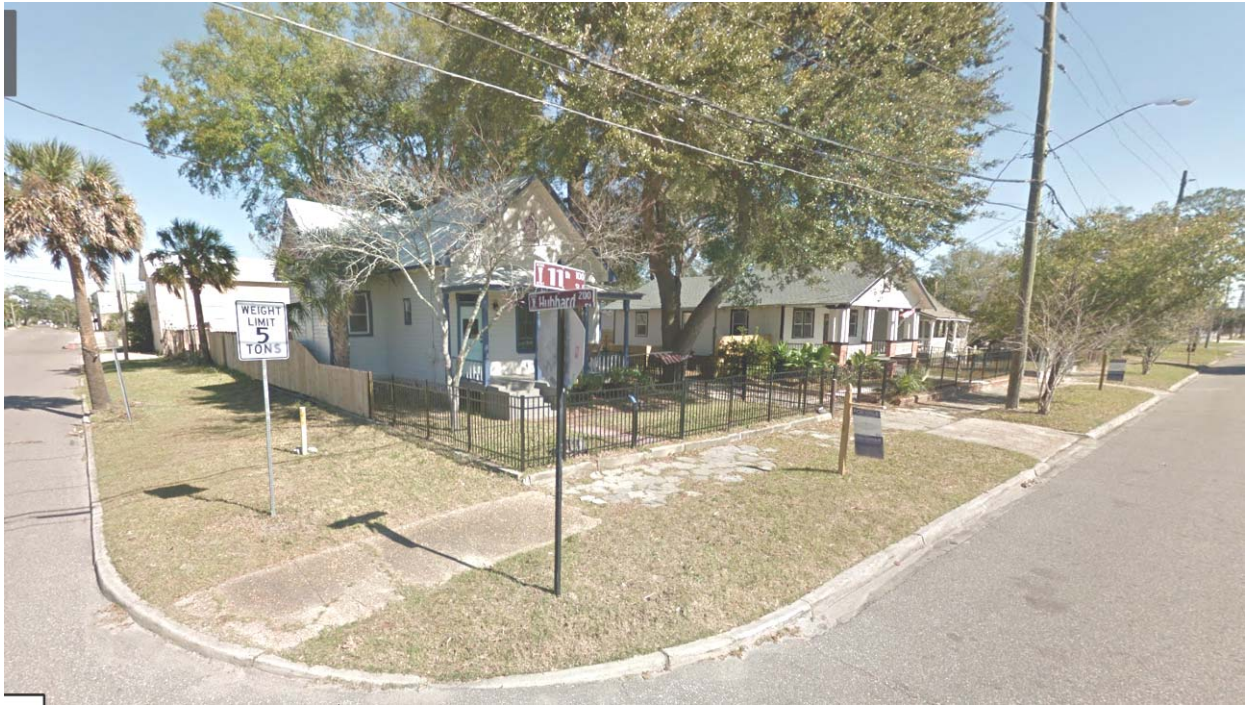
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 19, 2016 by the Planning and Development Department, the required Notice of Public Hearing sign **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2016-672** be **APPROVED**.



View of the houses on 11th Street.



View of the houses on 11th Street.



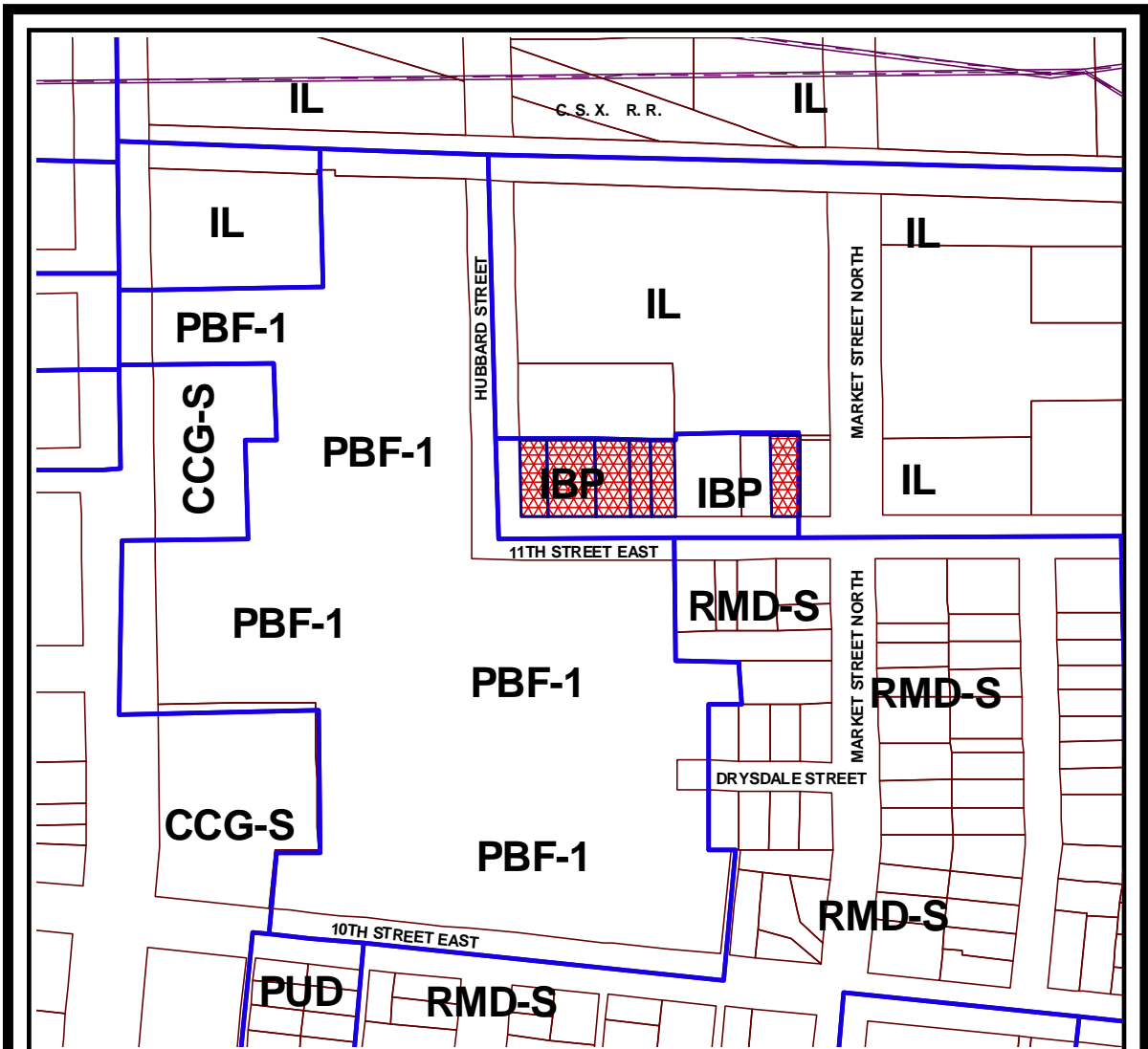
View of the houses on 11th Street.



Kirby Smith Middle School across the street from the subject properties.



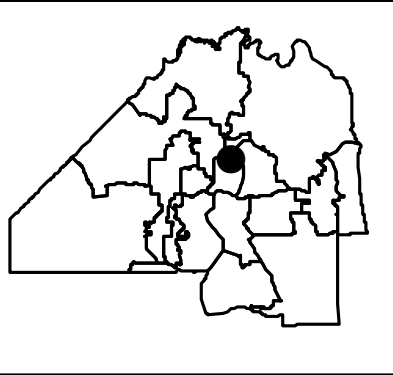
Kirby Smith Middle School across the street from the subject properties.



REQUEST:

FROM: IBP

TO: RMD-S



COUNCIL DISTRICT:
07

ORDINANCE NUMBER:
ORD-2016-0672

TRACKING NUMBER:
T-2016-1191