

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-0673

NOVEMBER 3, 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 **2016-0673**.

Location: 0 Deerwood Park Boulevard,
between J. Turner Butler Boulevard and Deerwood
Park Boulevard

Real Estate Numbers: 167742-0100

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: Southwest, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Owners: Arthur Chester Skinner
Trustee of the Arthur Chester Skinner III Revocable
Living Trust
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

David Godfrey Skinner
Trustee of the David Godfrey Skinner Revocable
Living Trust
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Katherine Skinner Newton
Trustee of the Katherine Skinner Newton Living
Trust Agreement
C/O Arthur Chester Skinner, III

2963 DuPont Avenue
Jacksonville, FL 32217

Christopher Forrest Skinner
Trustee of the Christopher Forrest Skinner
Revocable Living Trust
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Patricia Skinner Campbell
Trustee of the Patricia Skinner Campbell Revocable
Trust Agreement
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Randall Thomas Skinner
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Jan Malcolm Jones
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Edward Skinner Jones
Trustee of the Edward Skinner Jones Revocable
Living Trust
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Virginia Jones Charest
Trustee of the Virginia Skinner Jones Living Trust
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217

Agent:

Emily Pierce, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Ordinance **2016-0673** seeks to rezone approximately 2.83 acres of land from Commercial Office (CO) to Commercial Community General-1 (CCG-1) for the purpose of developing the property as a heated and cooled fully-enclosed personal self-storage facility with internal access to units. The site is located in the Community General Commercial (CGC) functional land use category of the *2030 Comprehensive Plan* within the Urban Development Area of the City. The site has frontage on the north side of Deerwood Park Boulevard, a two-lane collector roadway. The rear of the property abuts J. Turner Butler Boulevard (State Road 202), a four-lane limited arterial roadway. A utility easement and creek border the property to the west, and a hotel borders the property to the east. An office park is located across Deerwood Park Boulevard from the subject site. In general the area is characterized by suburban office developments and uses that support such developments such as hotels, a library and the YMCA. While not in immediate proximity to the subject site, apartment homes are located in the vicinity along Gate Parkway, classified as a four-lane minor arterial roadway. The subject site is located within the Transportation Management Area (TMA) and will be subject to trip allocations from the current landowners.

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 to Zoning Code or rezoning of land*, the Planning and Development Department finds that the subject property is located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. The CGC land use category within the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Personal self-storage establishments are permitted in the CGC land use category as a secondary use in the Urban Development Area. Therefore the proposed use is generally consistent with the current land use designation of the subject property.

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

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

Objective 1.1

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.

Policy 1.1.11

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

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 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 subject site is a vacant lot in a developed suburban office and commercial node in the vicinity of J. Turner Butler Boulevard and Gate Parkway. The subject site is located among office parks and hotels in an employment center of the city. Development of this site for uses consistent with the CCG-1 Zoning District would serve as appropriate commercial infill on this vacant parcel and would further a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policies 1.1.11 and 3.2.2. Commercial development of the subject site would promote and sustain the viability of this existing commercial node and would offer residents and employees in the area a more diverse range of services, consistent with FLUE Objective 3.2 and Policy 3.2.1.

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

No. The proposed rezoning to CCG-1 is not in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

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

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	CGC	CO/PUD	Butler Blvd. and hotel
East	CGC	PUD	Hotel
South	BP	PUD	Office complex
West	CGC	PUD	Utility easement and creek

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 13, 2016, the required Notice of Public Hearing signs **had yet to be posted**. The applicant posted signs on October 17, 2016 and provided photographs of the signs on site.

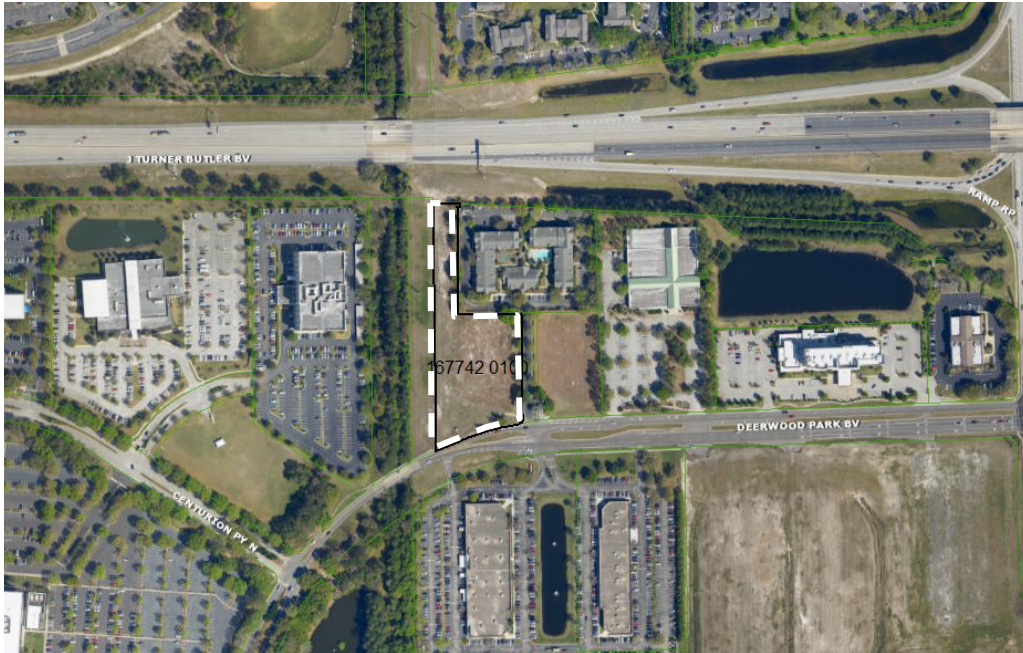


Source: Applicant

Date: October 17, 2016

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2016-0673** be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department

Date: October 12, 2016



Subject property

Source: Staff, Planning and Development Department

Date: October 13, 2016



Two pictures - property east of the subject site – hotel

Source: Staff, Planning and Development Department

Date: October 13, 2016



Office park directly across from the subject site

Source: Staff, Planning and Development Department

Date: October 13, 2016



View to the east from subject site, down Deerwood Park Blvd.

Source: Staff, Planning and Development Department

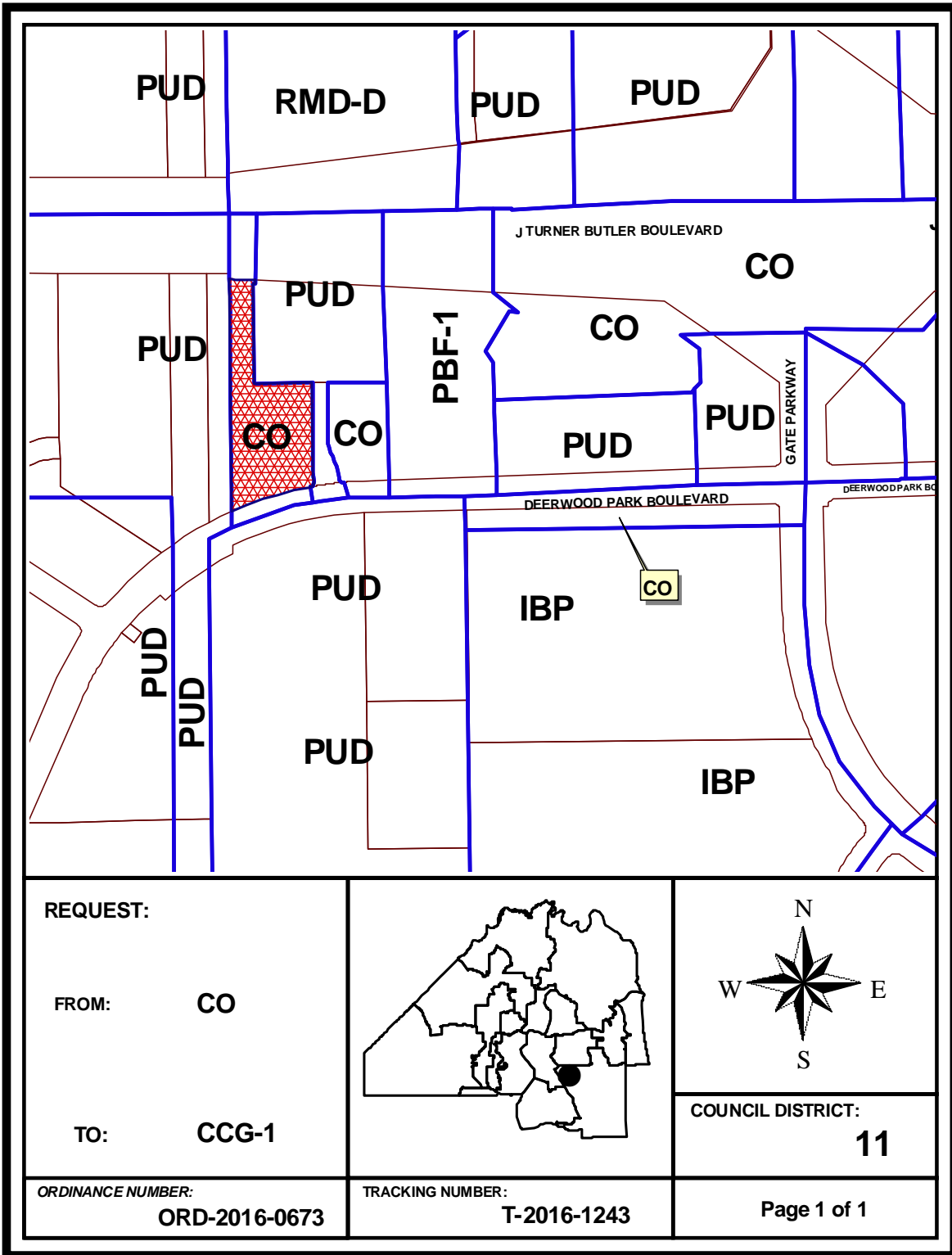
Date: October 13, 2016



View to the west from subject site, down Deerwood Park Blvd.

Source: Staff, Planning and Development Department

Date: October 13, 2016

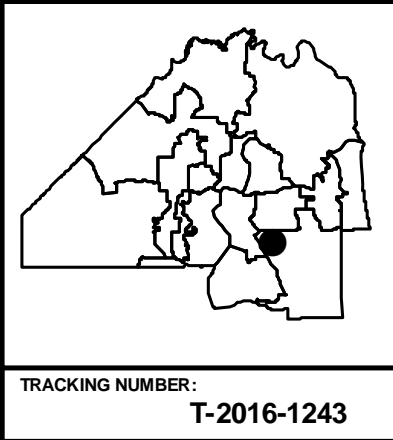


REQUEST:

FROM: CO

TO: CCG-1

ORDINANCE NUMBER:
ORD-2016-0673



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COUNCIL DISTRICT:
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TRACKING NUMBER:
T-2016-1243