

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0498

AUGUST 17, 2017

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 **2017-0498**.

Location: 3800 Fairchild Street
Eastern end of Fairchild Street between William Street and Carol Street

Real Estate Numbers: 083972 0000

Current Zoning District: Planned Unit Development (PUD) per Ord. 2013-0567

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Agent: Brenda Robinson
B. Robinson Corporation
50 2nd Street East, Suite 1
Jacksonville, FL 32206

Owner: First Global Import and Export, Inc.
C/O Firas N. Ayoka
3800 Fairchild Street
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0498** seeks to rezone 5.95 acres of land from Planned Unit Development (PUD) (Ord. 2013-0567) to Industrial Light (IL). The subject property is currently located within the Light Industrial (LI) land use category. The applicant is seeking the rezoning to eliminate a size limitation for buildings that was included within the current PUD.

In 2013, the PUD was originally sought to allow the use of the property as an “asphalt shingle recovery” facility, a use that was not included within the permitted uses in the IL zoning district.

The PUD also included height restrictions for buildings and outdoor storage. The outdoor storage piles were limited to no more than 25 feet for asphalt shingles and 36 feet for other outdoor storage. At the time of the PUD, the maximum coverage for buildings on the site was limited to the size of the existing building, 304 square feet.

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. The property is currently located within the Light Industrial (LI) land use category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas, such as noise, odor, toxic chemicals and wastes. The site is additionally located within an "Area of Industrial Situational Compatibility". Principle uses in the LI land use category include commercial sales and service, recycling facilities, and storage.

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

Yes. The proposed application has been reviewed in relation to and 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 (FLUE) 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.

FLUE 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.

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.

FLUE 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.

FLUE 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.

FLUE 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.

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

No. The proposed rezoning to Industrial Light would not be in conflict with any portion of the City's land use regulations. The subject property will be rezoned from the PUD to IL zoning district as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located at the eastern terminus of William Street, Fairchild Street, and Carol Street and is accessed via Fairchild Street. Additionally, it is situated to the west of the Norfolk Southern railway line.

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

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	LI	IL	Undeveloped/Industrial
South	LI	IL	Industrial
East	HI	IH	Railway
West	LI	IL	Undeveloped/Industrial

The property is also located within the Industrial Situational Compatibility Zone.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 1, 2017, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0498** be **APPROVED**.



Aerial

*Source: Staff, Planning and Development Department
Date: 07.26.2017*



Subject Property
Source: Google StreetView
Date: 08.01.2017



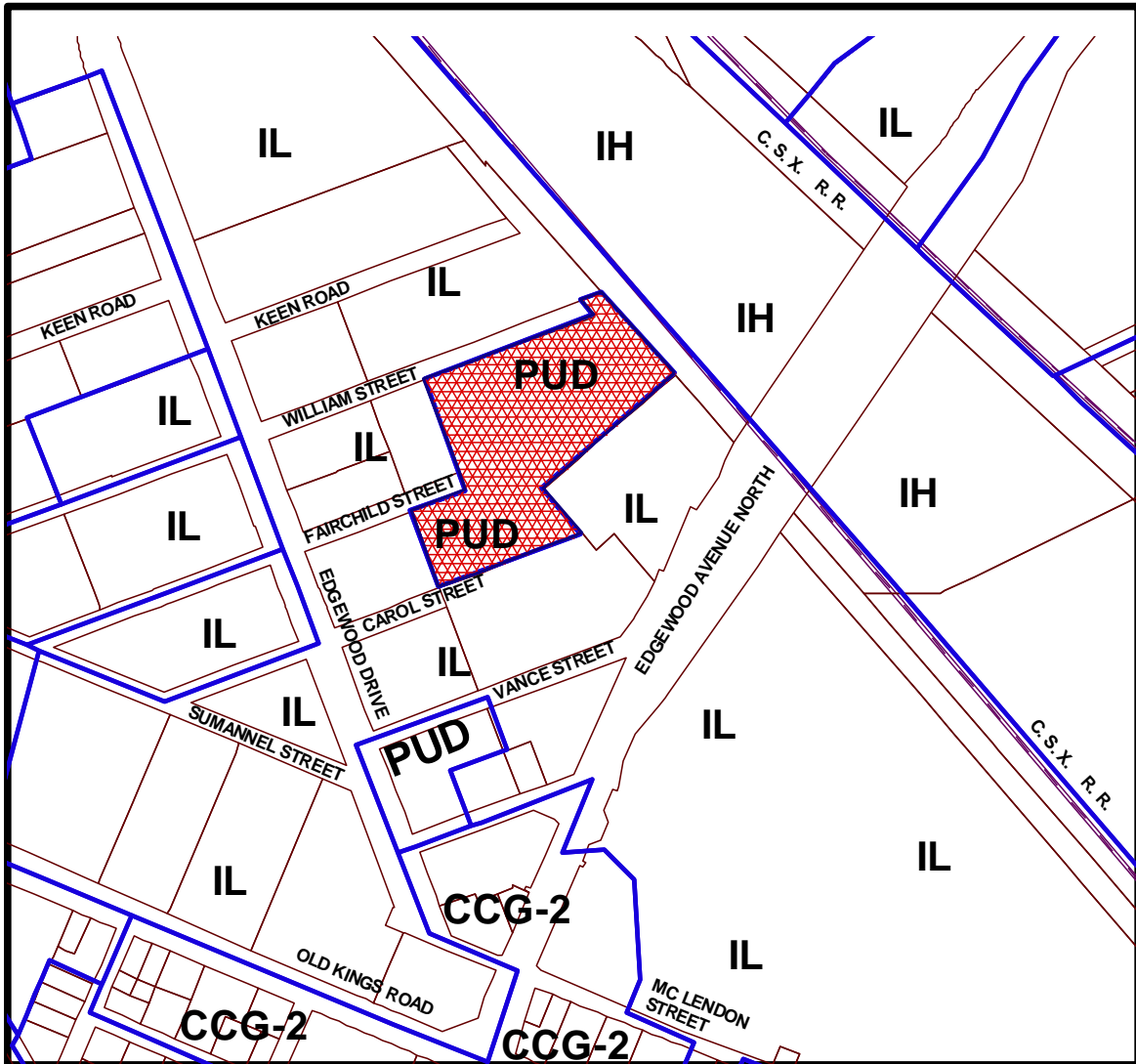
Subject Property
Source: Google StreetView
Date: 08.01.2017



Adjoining property to the north
Source: Google StreetView
Date: 08.01.2017



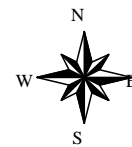
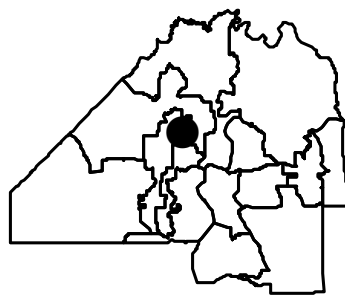
Edgewood Drive looking south
Source: Google StreetView
Date: 08.01.2017



REQUEST SOUGHT:

FROM: PUD

TO: IL



0 100 Feet



COUNCIL DISTRICT:

10

TRACKING NUMBER:

T-2017-1471

Page 1 of 1