

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2017-0626**

**OCTOBER 5, 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 **2017-0626**.

***Location:*** 0 and 6115 Anderson Road; on the north side of Anderson Road between Blanding Boulevard and Wesconnett Boulevard

***Real Estate Number(s):*** 009111-0000; 098112-0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Commercial Residential Office (CRO)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, 4

***Applicant/Agent:*** Christopher Vanduzer  
Florida Innovative Septic Services, LLC  
6114 Goodman Road  
Jacksonville, Florida 32244

***Owner(s):*** Florida Innovative Septic Services, LLC  
Christopher Vanduzer  
6114 Goodman Road  
Jacksonville, Florida 32244

Blue Ribbon Realty, LLC  
Roy Shaw  
2762 W. Beaver Street  
Jacksonville, Florida 32244

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2017-0626** seeks to rezone 0.37 acres of land from Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO) to permit a parking lot for the adjacent office on the parcel to the north. The applicant has revised the initial

request that was from Residential Low Density-60 (RLD-60) to Commercial Community General-2 (CCG-2). The proposed rezoning contains two parcels; the eastern portion of the subject property is vacant; the western portion includes a residential structure. According to the applicant, the western property of the site will be utilized for additional parking to serve the office building on the abutting property fronting Goodman Road in the CCG-2 Zoning District. The Property Appraiser's database shows this office building on Goodman Road as being constructed in 1981. There is a companion future land use amendment 2017C-015 (Ord. 2017-0625) to change the land use from Low Density Residential (LDR) to Community General Commercial (CGC) to allow the owner to provide a parking area for the existing office currently in the CGC land use category abutting the site to the north on Goodman Road. The Department is recommending approval of the land use amendment 2017C-015.

### **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 future land use amendment 2017C-015 (Ord. 2017-0625) proposes to change the land use category from the Low Density Residential (LDR) to Community/General Commercial (CGC) land use category. The change would allow for 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.

The subject property is located in a developed area of the City with access to full urban services. The property will be used as a parking area to serve the abutting office building to the north. The proposed CRO zoning designation regulates and provides a transition of use and intensity between the subject parcel and the neighboring residential properties to the east. Therefore, the proposed rezoning and amendment is consistent with the FLUMs

adopted as part of the 2030 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 CGC land use category provides guidelines for general neighborhood protection to achieve compatibility with adjacent and abutting residential neighborhoods. Sites that abut Low Density Residential designations should arrange, design and landscape elements such as yards, open space, at-grade parking and perimeter walls in a manner compatible with adjacent areas to serve as a visual buffering element. The proposed application is 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:

*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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination

*FLUE Policy 1.1.10* Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

*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 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.

*FLUE Goal 3* To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*FLUE Policy 3.1.3* Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended

to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements

*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 3.2.3* The City shall prohibit the expansion or replacement of commercial uses that do not meet applicable locational criteria of the 2030 Comprehensive Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

*FLUE Policy 3.2.4* The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

*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.

*FLUE Objective 6.3* The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Rezoning and amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. The project site extends the existing CGC land use designation from properties along Blanding Boulevard (SR 21), a principal arterial roadway. The subject site is located in an area with access to full urban services. The easternmost property will be used as a parking area to serve the abutting office building to the north. The proposed CRO zoning designation regulates and provides a transition of use and intensity between the subject parcel and the neighboring residential properties to the east. Therefore, the proposed amendment is consistent with the intent of the CGC Future Land Use Category preference for new designations and Objective 1.1 and Policies 1.1.10, 3.2.3, 3.2.4 and 3.2.7.

The subject property is within walking distance of Blanding Boulevard (SR 21) which is served by two local bus routes with sidewalks and bus stops nearby. The proposed use of the property to provide the abutting office with a parking area protects the adjacent

residential area from potential impacts by providing a gradation of use. The rezoning to CRO requires a buffer between the residential area to the east and the proposed commercial use. The limited uses allowed in the CRO zoning district are intended to address the protection and continued viability of the existing residential area, while providing for a compact and compatible mix of uses while maintaining the existing residential character. The proposed amendment is consistent with the goals and intent of Goal 3 and Policies 1.1.10, 1.1.22, 3.1.3 and 3.2.4 with the rezoning to CRO.

Centralized water and sewer service are available for the site. The proposed companion land use amendment is consistent with Policy 1.2.9.

The properties north and west of the site are in the CGC land use category. The abutting property directly north was constructed in 1981 as an office building. The proposed CGC land use designation is a logical extension of the currently existing CGC demarcation line extending from parcels fronting Goodman Road to Blanding Boulevard. The amendment to CGC with the CRO rezoning would result in compatible land use patterns for the area continuing to promote, increase and sustain viability of commercial areas along a major corridor that supports residential areas and encourages the use of an underutilized property. This achieves FLUE Objectives 3.2 and 6.3 and Policies 3.2.1 and 3.2.7.

#### Transportation Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Transportation Element (TE):

*TE Policy 2.3.8* The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The property would be utilized for parking to serve the abutting office use to the north. The access points will be reviewed at site plan review for consistency with TE Policy 2.3.8.

#### Southwest Jacksonville Vision Plan

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan. The site is located in the "Traditional Building Area" and "Ortega River Character Area" of the plan. Themes of the Plan include strengthening existing neighborhoods by encouraging neighborhood protection and cohesiveness. Planned growth with appropriate commercial and office uses in the proper locations should be identified to strengthen these communities.

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 redevelopment of commercial properties along a commercial corridor.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on Anderson Street, between Blanding Boulevard and Wesconnett Boulevard. Surrounding uses, land use categories and zoning as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	CCG-2	Office/professional uses
East	LDR	RLD-60	Single-family residential
South	CGC/LDR	CCG-2/RLD-60	Vacant/automotive repair
West	CGC	CCG-2	Vacant and commercial uses

The proposed rezoning to CRO requires a buffer between the residential area to the east and the proposed commercial use. The limited uses allowed in the CRO zoning district are intended to address the protection and continued viability of the existing residential area, while providing for a compact and compatible mix of uses while maintaining the existing residential character.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on September 21, 2017 the required Notice of Public Hearing signs were posted:



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0626** be **APPROVED**.



**Aerial view of the subject site facing north**



**The subject site on the left facing east along Anderson Rd.**



**The subject site facing north from Anderson Rd.**



**The subject site facing north from Anderson Rd.**





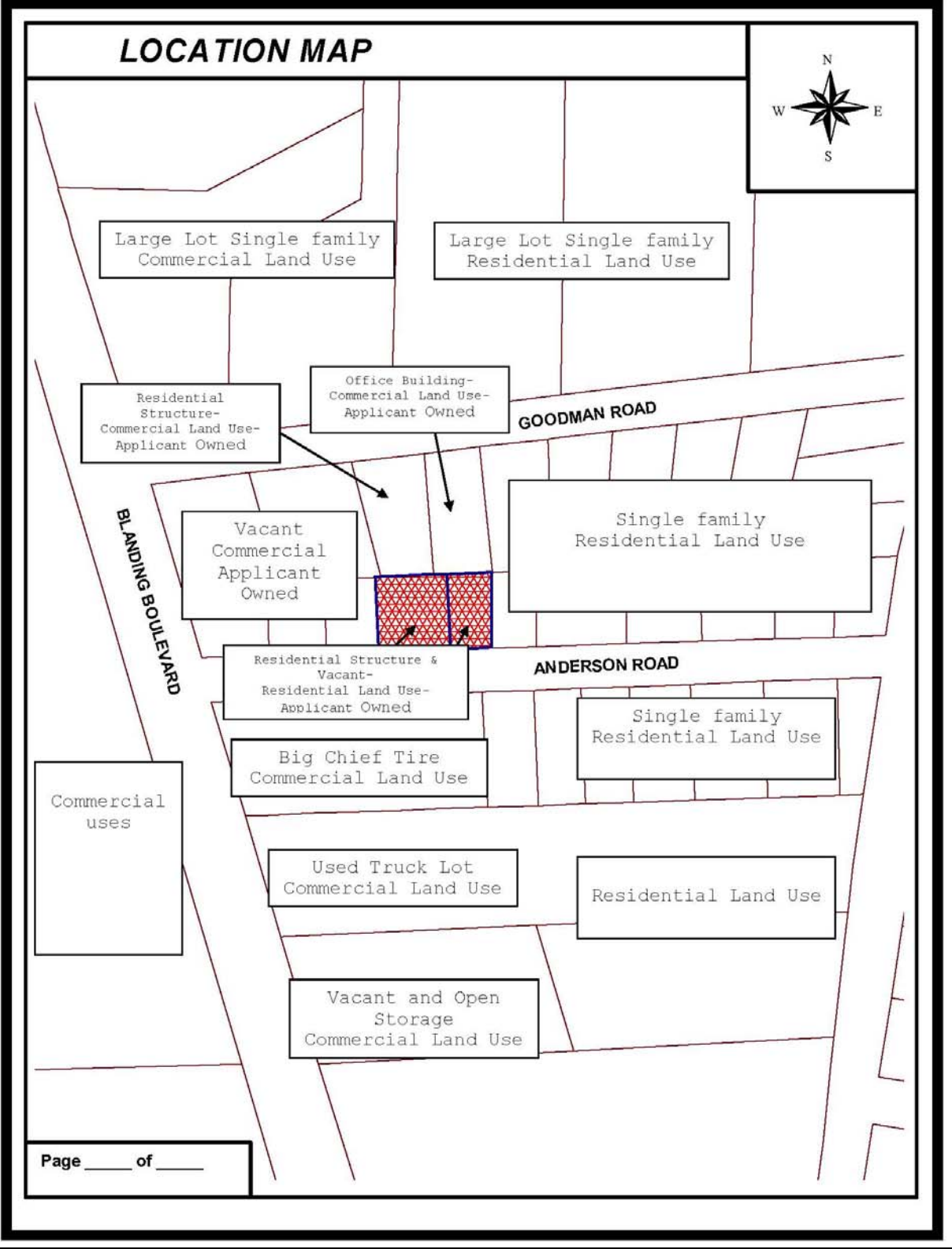
**The subject site facing north from Anderson Rd.**

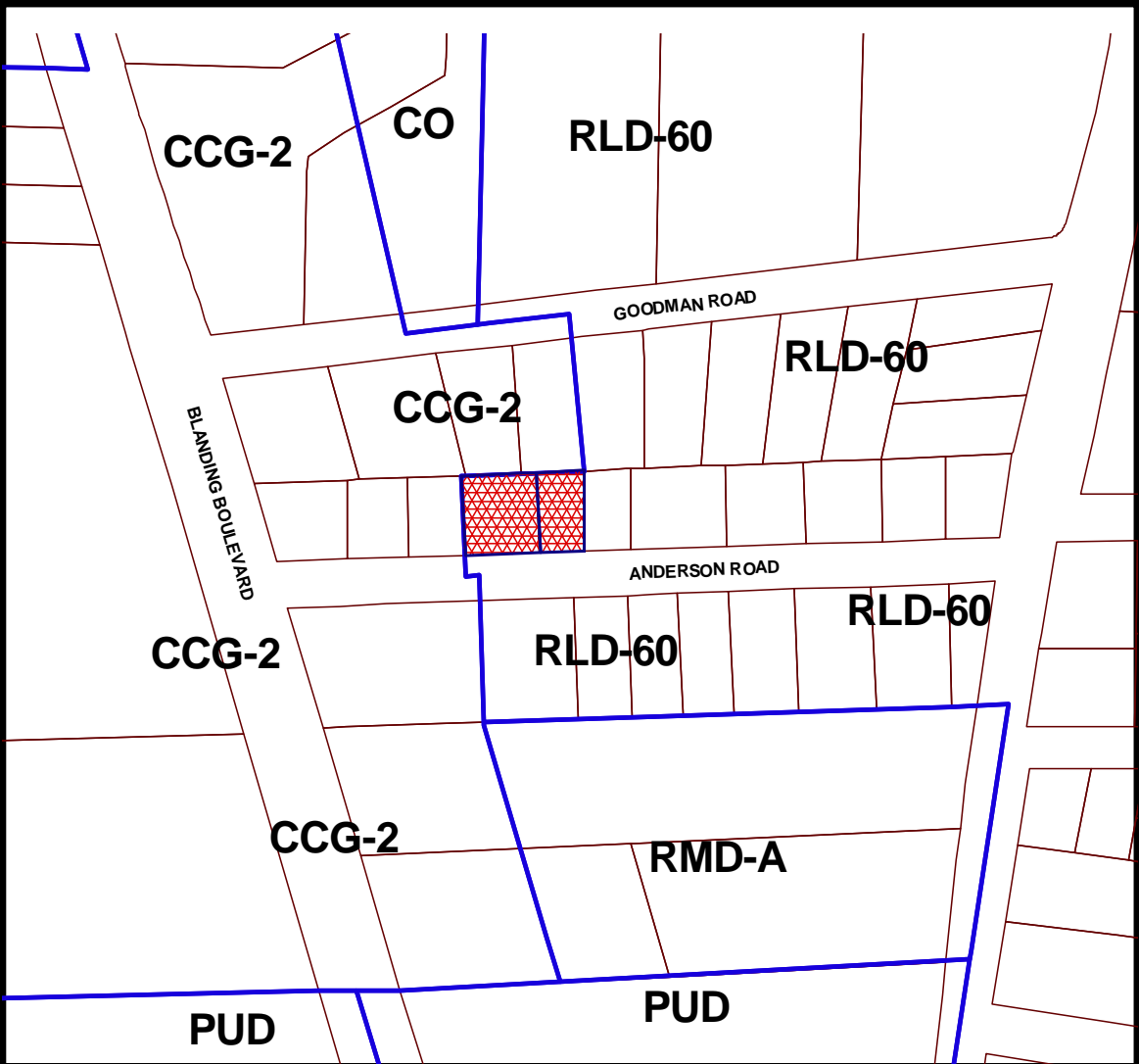


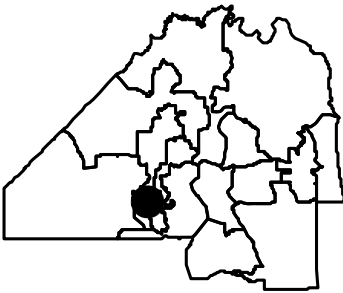


**The subject site on the right facing west towards Blanding Blvd.**



**The subject site on the right facing west towards Blanding Blvd.**





<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: CCG-2</p>		<p>N</p>  <p>S</p>
		<p>0 100 Feet</p> 
		<p>COUNCIL DISTRICT: <b>09</b></p>
	<p>TRACKING NUMBER: ORD 2017-0626</p>	<p>Page 1 of 1</p>