

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

NOVEMBER 9, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

ORDINANCE 2017-701

AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE, PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), SECTION 656.312 (NEIGHBORHOOD COMMERCIAL CATEGORY), ORDINANCE CODE, TO ADD AUTO LAUNDRIES TO THE LIST OF PERMISSIBLE USE BY EXCEPTION IN THE CN ZONING DISTRICT, SUBJECT TO ALL OTHER RESTRICTIONS AND LIMITATIONS SET FORTH IN THE ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

This bill amends Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Subpart C (Commercial Use Categories & Zoning Districts), Section 656.312 (Neighborhoods Commercial Category), Ordinance Code by adding auto laundries to the list of permissible uses by exception in the Commercial Neighborhood (CN) zoning district.

II. EVALUATION

A. The need and justification for the change.

The Neighborhood Commercial Category permits retail use, office commercial uses and services establishments that serve the daily needs of contiguous residential neighborhoods. In an effort to better serve the community, this legislation adds auto laundries to the list of permissible uses by exception in the Commercial Neighborhood (CN) Zoning District and is subject to all other restrictions & limitations in Ordinance Code.

B. Summary of Bill.

Within the Zoning Code, auto laundry is defined as a full service or self-service automobile washing facility comprised of permanent structural improvements including a combination of wash bays, vacuums, engine cleaning, compressed air supply, window tinting, headliner replacement, upholstery cleaning and repair, and/or automobile related vending machines where all wastewater is managed through a 100% closed-loop recycle system, a Florida Department of Environmental Protection (FDEP) permitted partial recycle system, an approved discharge to a municipal sanitary sewer system with pretreatment if required by the

utility or is collected and containerized for transport to an FDEP permitted treatment facility.

Auto laundry is a use permissible by exception in the CCG-1 zoning district and a use permitted by right in the CCG-2 zoning district. This legislation would add auto laundry as a use permissible by exception in the CN zoning district.

C. *Consistency with the Comprehensive Plan.*

The CN Zoning District is a primary zoning district within the Neighborhood Commercial (NC) Land Use Category and a secondary zoning district within the Residential-Professional-Office (RPI) Land Use Category. Both the CN and RPI Land Use Categories are intended to provide for neighborhood commercial uses that support the daily needs of nearby residential areas. Auto laundries provide neighborhoods with commercial uses similar to other permitted uses in these land use categories such as banks, restaurants and filling stations. As such, the addition of the auto laundry use to the CN Zoning District is consistent with the general intent of the associated land use categories.

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 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.

III. RECOMMENDATION

Based upon examination of the proposed ordinance with respect to the goals, objectives and policies of the 2030 Comprehensive Plan, and the intent of the Zoning Code, the Planning and Development Department finds that Ordinance 2017-701 is consistent with the Comprehensive Plan and furthers the spirit and intent of the Zoning Code. Therefore, it is the recommendation of the Planning and Development Department that Ordinance 2017-701 be **APPROVED.**

1 Introduced by Council Member Schellenberg:
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4 **ORDINANCE 2017-701**

5 AN ORDINANCE AMENDING CHAPTER 656 (ZONING
6 CODE, PART 3 (SCHEDULE OF DISTRICT
7 REGULATIONS), SUBPART C (COMMERCIAL USE
8 CATEGORIES AND ZONING DISTRICTS), SECTION
9 656.312 (NEIGHBORHOOD COMMERCIAL CATEGORY),
10 ORDINANCE CODE, TO ADD AUTO LAUNDRIES TO THE
11 LIST OF PERMISSIBLE USE BY EXCEPTION IN THE CN
12 ZONING DISTRICT, SUBJECT TO ALL OTHER
13 RESTRICTIONS AND LIMITATIONS SET FORTH IN THE
14 ORDINANCE CODE; PROVIDING AN EFFECTIVE DATE.
15

16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Amending Section 656.312 (Neighborhood Commercial**
18 **Category), Ordinance Code.** Section 656.312 (Neighborhood Commercial
19 Category), Ordinance Code, Chapter 656 (Zoning Code) is hereby
20 amended to add a new subsection (11) to read as follows:

21 **CHAPTER 656. ZONING CODE**

22 * * *

23 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

24 * * *

25 **SUBPART C COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

26 **Section 656.312. Neighborhood Commercial Category.**

27 This category permits retail uses, office commercial uses and
28 services establishments which serve the daily needs of contiguous
29 residential neighborhoods. Neighborhood commercial sites should
30 abut a roadway classified as a collector or higher facility on the
31 adopted Functional Highway Classification Map. Sites with two or

1 more property boundaries on transportation rights-of-way will be
2 considered preferred locations for neighborhood serving uses.

3 The following primary and secondary zoning districts may be
4 considered in the Neighborhood Commercial Category depicted
5 on the Future Land Use Maps of the Comprehensive Plan.

6 * * *

7 A. Primary Zoning Districts.

8 * * *

9 II. Commercial Neighborhood (CN) District.

10 * * *

11 (c) Permissible uses by exception.

12 * * *

13 (11) Auto Laundry.

14 **Section 2. Effective Date.** This Ordinance shall become
15 effective upon signature by the Mayor or upon becoming effective
16 without the Mayor's signature.

17
18 Form Approved:

19
20 /s/ Susan C. Grandin

21 Office of General Counsel

22 Legislation Prepared By: Susan C. Grandin

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