

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0299

June 7, 2018

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 **2018-0299**.

Location: 2101 Jerusalem Street, and two adjacent unaddressed parcels

Real Estate Numbers: 125286 0000, 125330 0000, and 125289 0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Community Commercial General-2 (CCG-2)

Current Land Use Category: Commercial General Community (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Marcus C. DePasquale
7406 Fullerton Street, Suite 110
Jacksonville, Florida 32256

Owner: Lian Sacaquini
2703 Philips Highway
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0299** seeks to rezone 3 adjacent parcels totaling .16 acres from CO to CCG-2, in order to bring those lots into conformity with the surrounding properties. There are four lots along the north side of Jerusalem Street, three of which are the subject of the proposed rezoning, and all four of which are owned by L&A LLC. The fourth lot, located at the corner of Jerusalem Street and Phillips Highway and not addressed by this application, is already zoned CCG-2.

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 request is for a rezoning from CO to CCG-2 to allow for development consistent with the adjoining CCG-2 properties surrounding the site on three sides and is 127 feet from the U.S.1 intersection. The application site is located in Planning District 3, Council District 5 and is also located in the Urban Priority Area. The Property is also located within the U.S. 1 Corridor Study Area, as well as in a 750 foot wellhead buffer area and 300 foot height restriction zone for airfields.

Currently the site has a CGC land use designation. According to the Future Land Use Element (FLUE), CGC in the Urban Priority Area is intended to provide for compact development in nodal and corridor development patterns while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as arterial or higher on the Functional Highway Classification Map.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan's Future Land Use Element:

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.

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.

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.

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 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

This site is located within the boundaries of the U.S. 1 Corridor Study Area; 5/12/2001 (2001-321-E). The study recommends that areas of slum and blight be removed. The study also recommends that providing incentives to attract business, creating urban infill, and improving landscape could also be used as a tool to reduce slum and blight. Since the site is surrounded by CCG-2 on three sides, changing the zoning to CCG-2 may provide incentives for business to remove slum and blight and therefore be consistent with the corridor study's recommendations.

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

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

SURROUNDING LAND USE AND ZONING

The subject properties are located on the north side of Jerusalem Street, a dead-end road that branches off of Phillips Highway.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-2	Warehouse
East	CGC	CO	I-95 Expressway
South	CGC	CCG-2	Warehouse
West	CGC	CCG-2	Vacant

The area surrounding the properties for which rezoning is proposed is characterized by intense commercial activity on all sides except the east. Rezoning the subject site from CO to CCG-2 will bring it into conformity with the intense commercial corridor that extends north along Phillips Highway from Emerson Street to Kings Avenue.

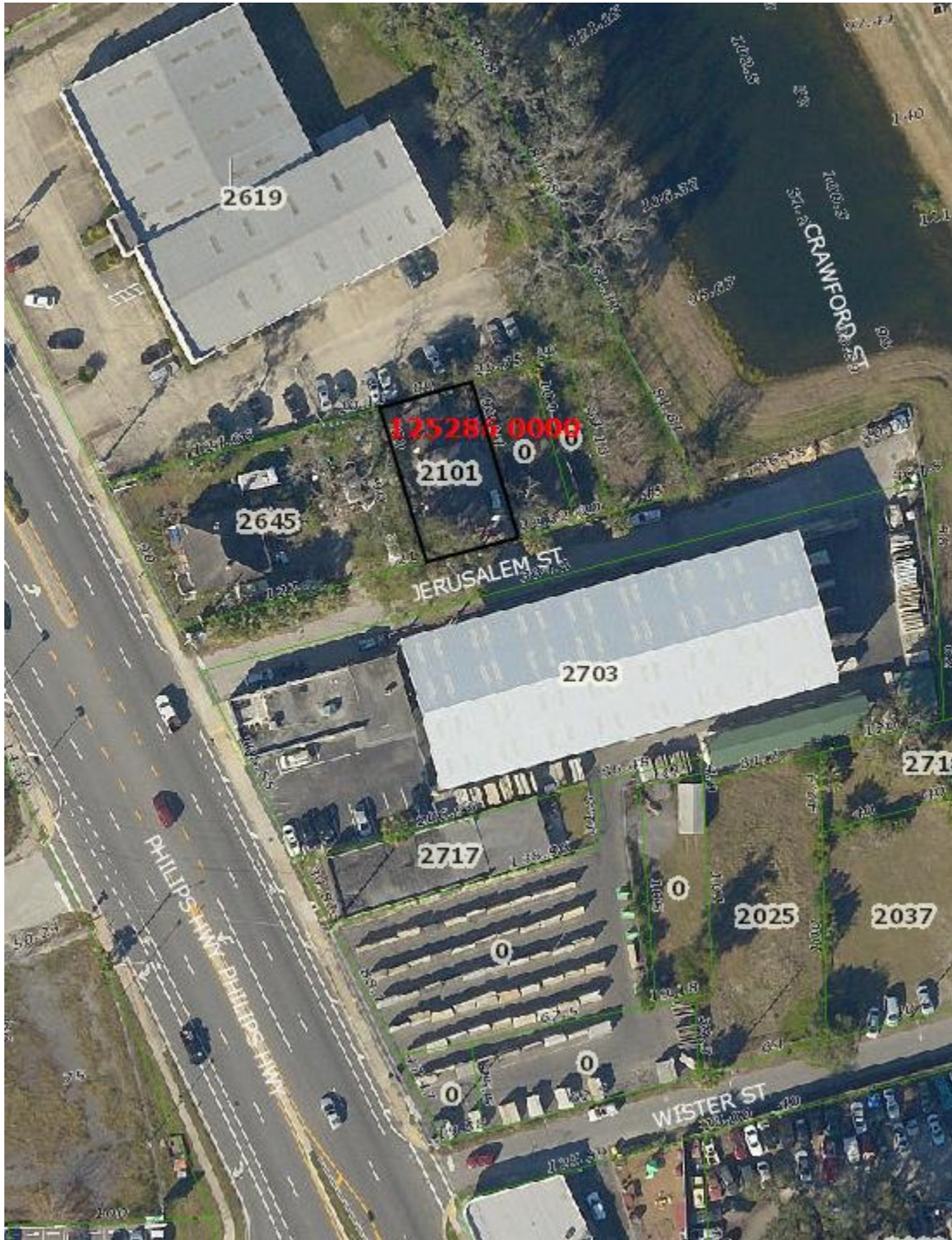
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 8, 2018, 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 **2018-0299** be **APPROVED**.



Aerial



Existing building at 2101 Jerusalem Street



Unaddressed site, adjacent to the east of 2101 Jerusalem Street



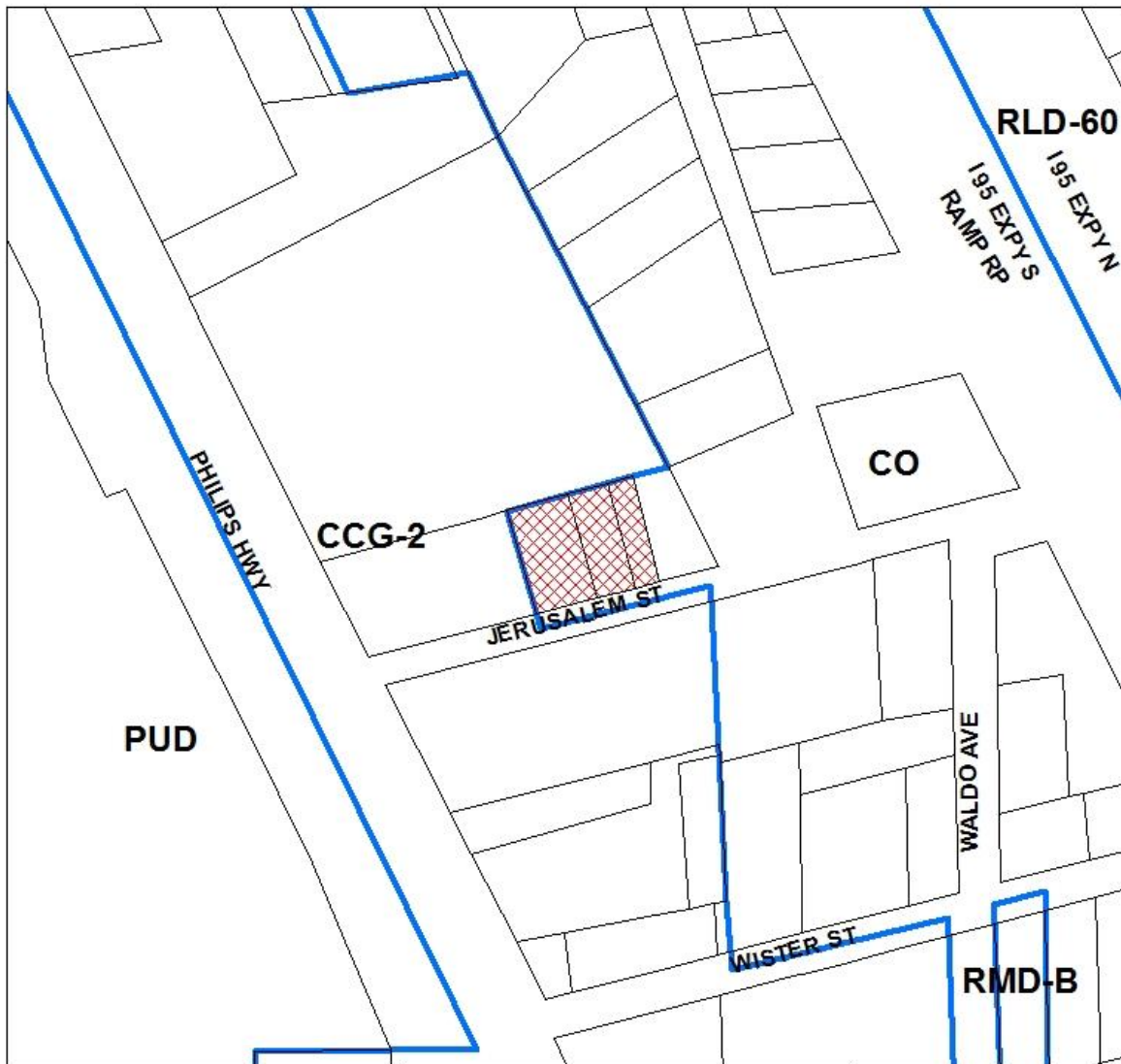
Unaddressed vacant lot to be rezoned at the end of Jerusalem Street

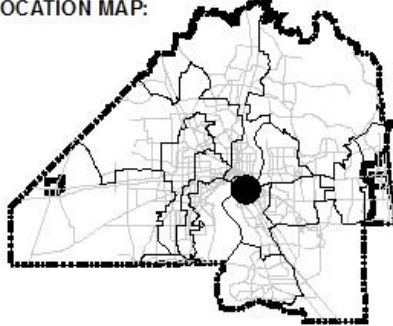
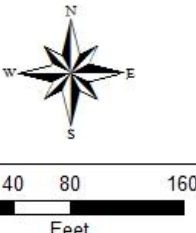


End of Jerusalem Street, facing I-95



Business across Jerusalem Street from the subject sites



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: CCG-2</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2018-1746</p>	 <p>0 40 80 160 Feet</p> <p>COUNCIL DISTRICT:</p> <p>5</p> <p>PAGE 1 OF 1</p>
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