

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0375

JULY 19, 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 **2018-0375**.

Location: Kernan Boulevard South at JTB

Real Estate Numbers: Portion of 167729 0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Community Commercial General-1 (CCG-1)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: T.R. Hainline, Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner Skinner Trust et al
2963 Dupont Avenue
Jacksonville, FL 32217

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0375** seeks to rezone the subject property from Commercial Office (CO) to Community Commercial General-1 (CCG-1). The subject site is located on the corner of Kernan Boulevard South and First Coast Tech Parkway immediately north of J. Turner Butler Boulevard, and is currently vacant. While the parcel subject to this rezoning is approximately 9.68 acres in size, the actual rezoning will apply only to the western portion of the property, approximately 6.1 acres of land. The portion of the property not being rezoned is being left out due to the presence of a jurisdictional wetland that will remain undeveloped. The applicant is seeking a rezoning with the intention of developing the property with an Assisted Living Facility. The neighboring parcel to the east of the subject property has already been developed with a large apartment complex.

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. This site is located in the Community/General Commercial (CGC) land use category, within the Suburban Development Area. According to the Future Land Use Element (FLUE), CGC is a category primarily intended to provide primarily commercial development in a nodal development pattern. Group care facilities are a secondary use in the CGC land use category. The proposed rezoning is consistent with the following goals, objectives, and policies of the 2030 Comprehensive Plan:

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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 1.2.9

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.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to CCG-1 promotes a pattern of compatible uses (*i.e.* assisted living facilities) consistent with the surrounding area and future development.

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. If approved as recommended by the Staff of the Planning & Development Department, the subject property will be rezoned from CO to CCG-1 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of First Coast Tech Parkway, east of Kernan Boulevard South, and north of J. Turner Butler Boulevard. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	IBP	Vacant
East	RPI	PUD	Assisted Living Facility
South	MU	PUD	J. Turner Butler Blvd.
West	CGC	PUD	Vacant

Although the most of the property surrounding the subject site remains undeveloped, the proposed rezoning would permit development of the parcel that would be more compatible with the adjacent eastern property where there is an existing multi-family housing development. The proposed rezoning would also more generally permit uses suited to the property's location at the intersection of Kernan Boulevard South and J. Turner Butler Boulevard as the surrounding vacant land is developed.

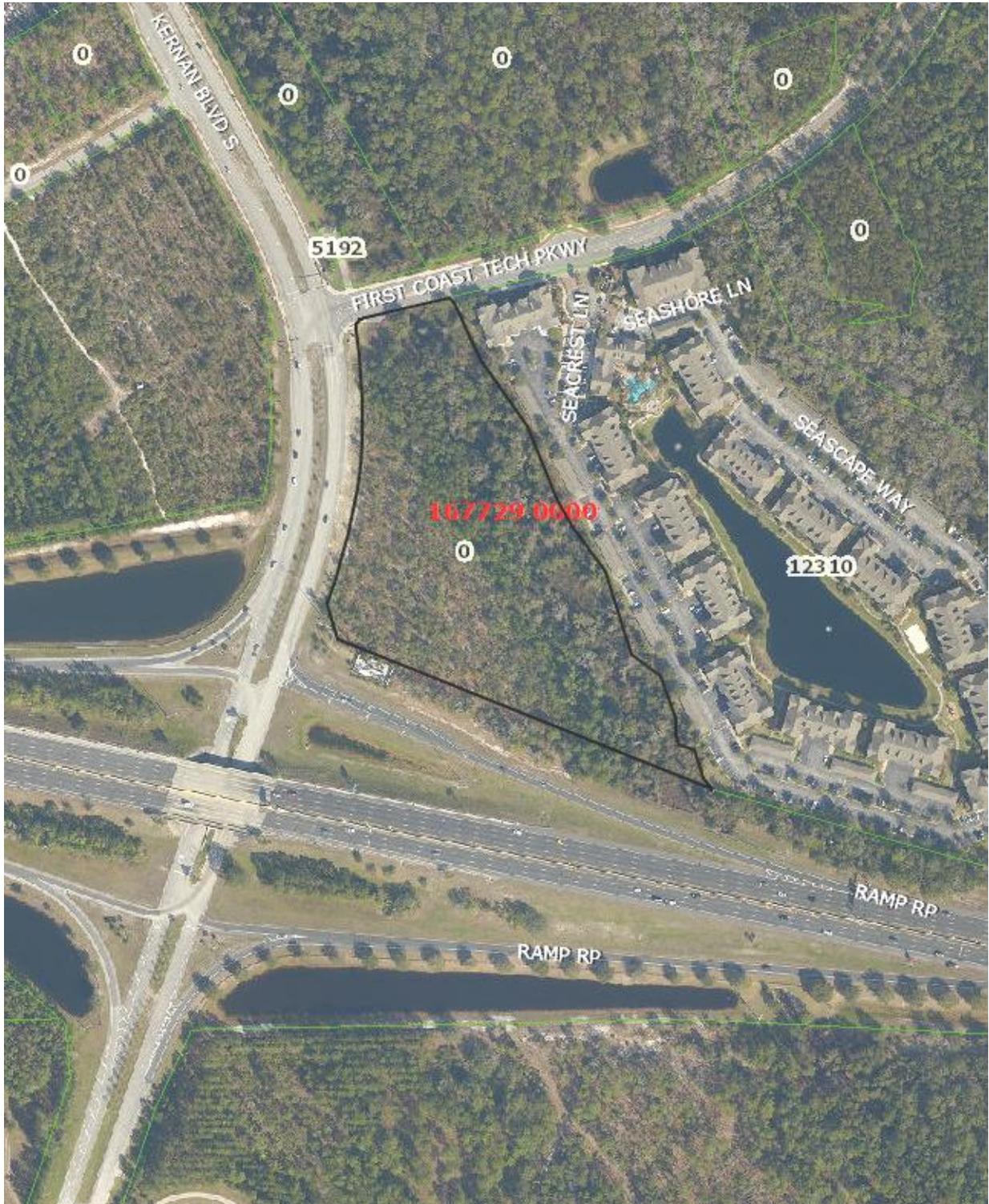
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 9th, 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 **2018-0375** be **APPROVED**.



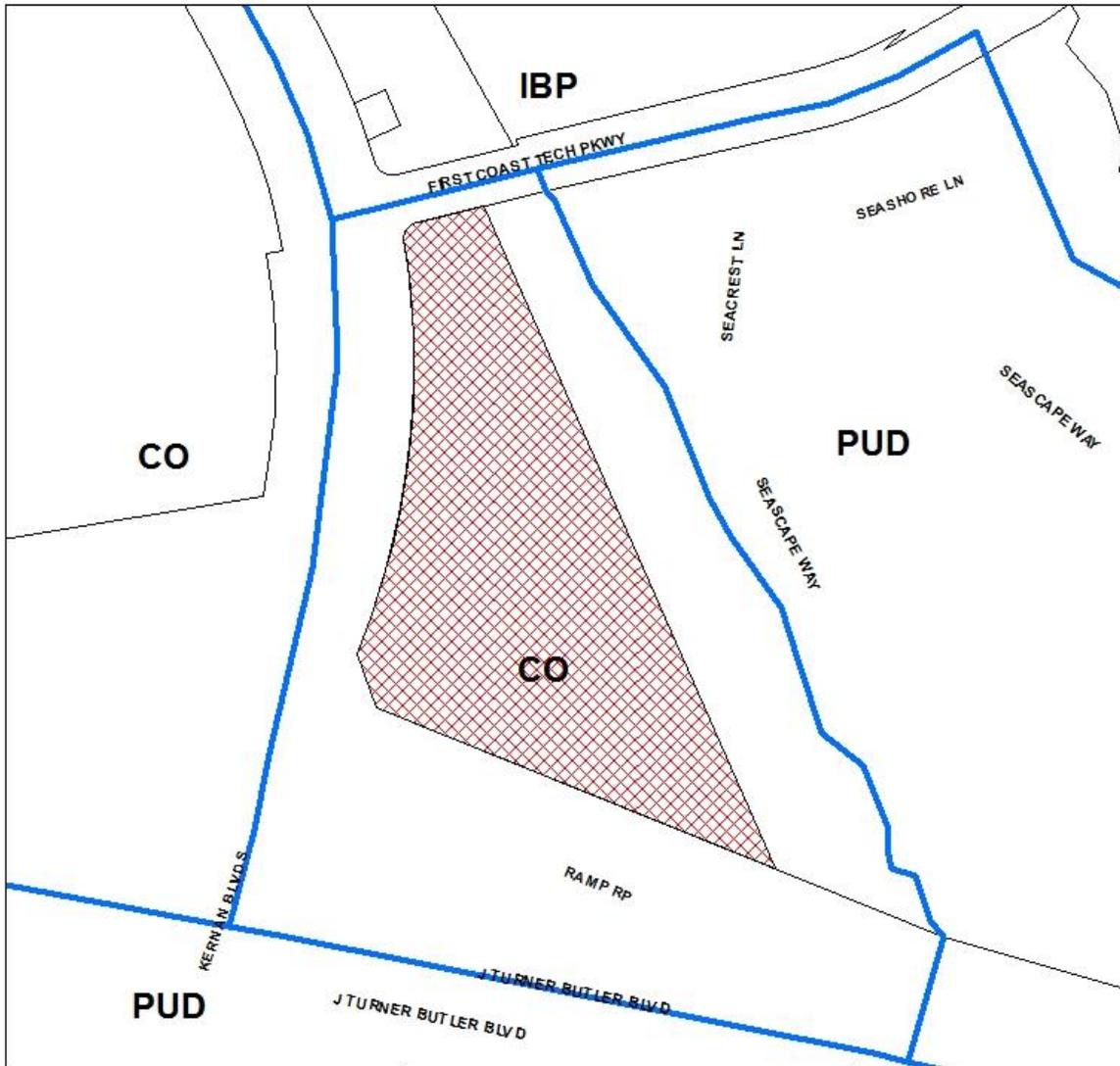
Aerial



Western property line of the subject site along Kernan Boulevard South



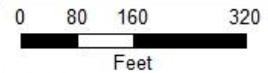
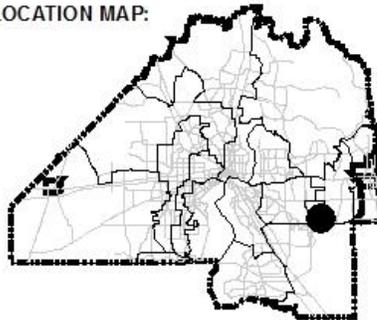
Southern property line of the subject site along JTB exit ramp



REQUEST SOUGHT:

FROM: CO
TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

11

TRACKING NUMBER:

T-2017-1636

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