

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0698

November 8, 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 **2018-0698**.

Location: 3200 Emerson Street (SR 126).
Between Copper Circle West and Philips Highway
(US 1)

Real Estate Numbers: 126067-0000

Current Zoning District: Commercial Office (CO)

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

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Owner Christopher Campione
Federal office Building Complex, LLC
3200 Emerson Street
Jacksonville, Florida. 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0698** seeks to rezone the subject property from Commercial Office (CO) to Community Commercial General-2 (CCG-2). The subject site is located on Emerson Street 0.14 +/- miles southwest on Interstate 95 (SR 9). The parcel is .33 acres in size is the current home to a law office. The rezoning is being sought in order for larger signs to be permitted, while also bringing the zoning to the same standards as the surrounding area.

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 increased signage. The application site is located in Planning District 3, Council District 5 and is also located in the Urban Development Area. The property has frontage on Emerson Street (SR 126), a minor arterial road. Access to the site is from Emerson Street (SR 126). The property is also within the 300 foot height restriction zone for Jacksonville Naval Air Station.

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 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.

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-2 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 southeastern side of Emerson Street between Interstate 95 (SR 9) and Phillips Highway (SR 5). The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-2	Vacant Governmental
East	LDR	RLD-60	Single Family Dwelling
South	CGC	CCG-2	Filling Station
West	CGC/BP	PUD	Office Complex

The subject property is located within a commercial corridor on Emerson Street that is made up of a variety of uses. The current property is being used as a law office and will continue to operate as this use. The applicant has stated that they are seeking the rezoning to allow for the signage on the property to come up to the same codes as the surrounding businesses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 26, 2018**, the required Notice of Public Hearing signs **were** posted.



Source: Planning and Development Department
Date: October 26, 2018

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0698** be **APPROVED**.



Aerial View

Source: JaxGis
Date: October 25, 2018



View of the Subject Property.

*Source: Planning and Development Department
Date: October 26, 2018*



View of the neighboring business park across Emerson Street.

*Source: Planning and Development Department
Date: October 26, 2018*



View of the neighboring filling station to the south.

Source: Planning and Development Department

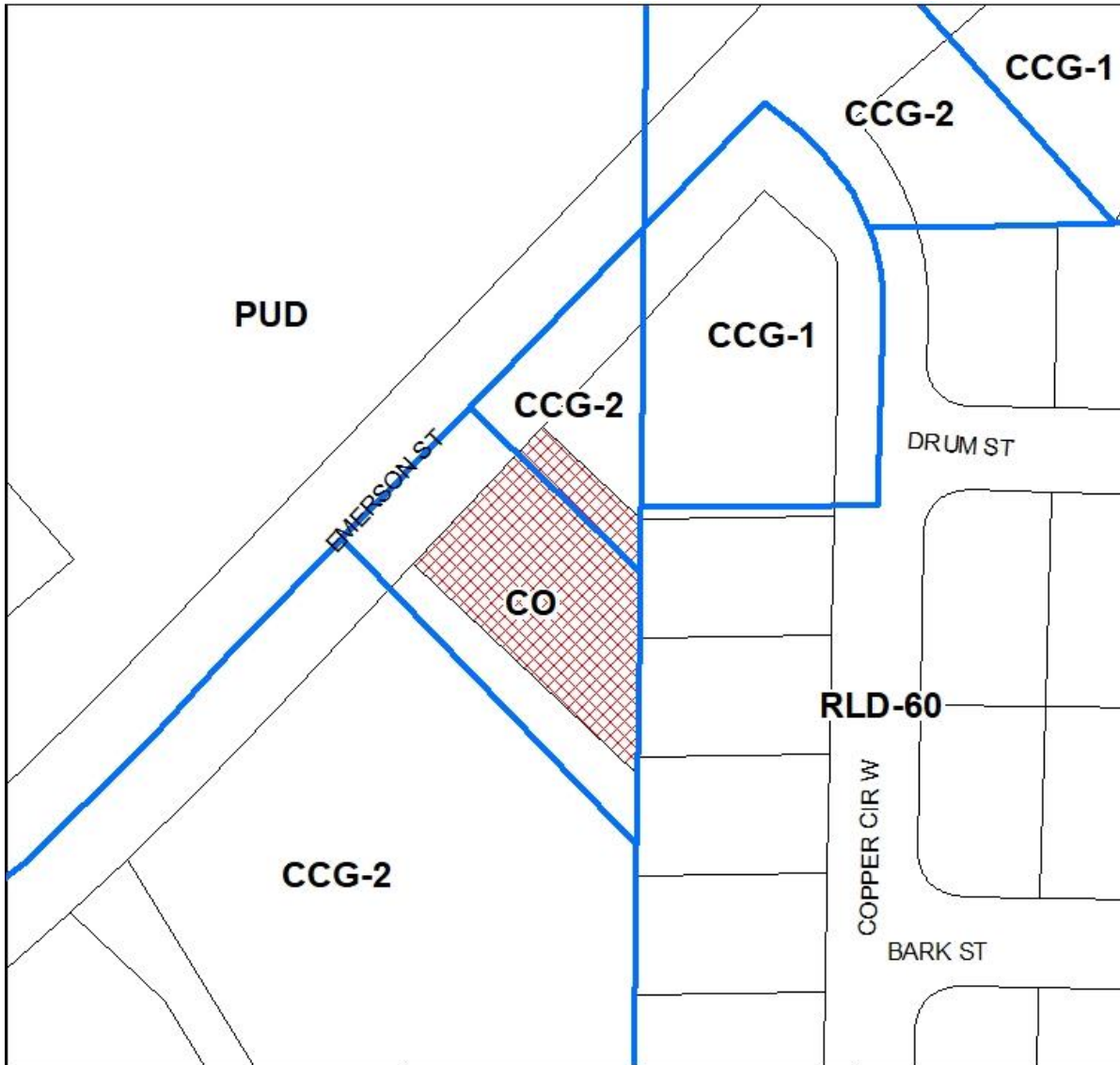
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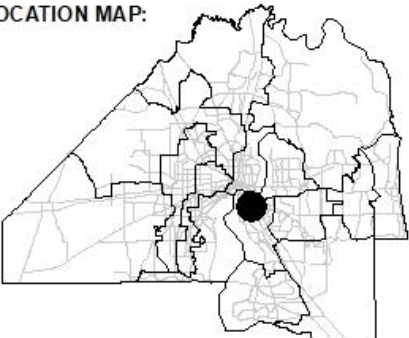
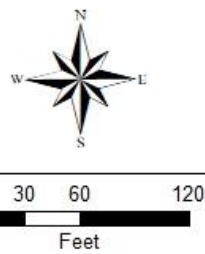


View of the neighboring property to the north.

Source: Planning and Development Department

Date: October 26, 2018



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: CCG-2</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>5</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0698</p>	<p>TRACKING NUMBER</p> <p>T-2018-1994</p>	<p>PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS
Date: October 25, 2018