

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0699

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 **2018-0699**.

Location: 3651 Crown Point Road

Real Estate Numbers: 149003 0210

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Agent: Susan Pollak
1657 Inkberry Lane
St. John, Florida 32259

Owner Tzipora Natanov
5570 Florida Mining Boulevard
Jacksonville, FL 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0699** seeks to rezone a parcel, approximately .27 acres in size, from the CO to the CRO zoning district in order to allow for the operation of a nonprofit organization. Similar previous requests have been filed in the area. The property at 3683 Crown Point Road was rezoned from CO to CRO in 2005 and now houses a salon, and the property at 3661 Crown Point Court was approved for the same request in 2007 and now houses a small church and a therapist's office.

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 Commercial Office (CO) to Commercial, Residential and Office (CRO) in the Residential-Professional-Institutional (RPI) functional land use category. CRO zoning is considered a primary zoning district within the RPI land use category. According to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan, Residential-Professional-Institutional (RPI) that is in the Urban Development Area is intended to provide for compact medium density development. Development which includes medium density residential and professional office uses is preferred. Multi-family dwellings, office, and institutional uses are considered principal uses in this category. Single-use developments shall be limited to residential or office.

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:

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 1.1.10 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.

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.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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 parcel is located southeast of San Jose Boulevard, between Crown Point Court and Moorings Drive. The surrounding land uses and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CO	Office
East	MDR	CO	Office
South	CGC	PBF-2	Jacksonville Jewish Center
West	CGC	PUD	Veterinarian

The properties immediately adjacent to the subject site primarily consist of offices, with more intense commercial uses along Crown Point Road closer to San Jose Boulevard, and less intense uses transitioning to single-family homes moving east along Crown Point Road. The proposed rezoning will not have a detrimental effect on this transitional zoning pattern.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 25, 2018, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0699** be **APPROVED**.



Aerial



Existing building at subject site



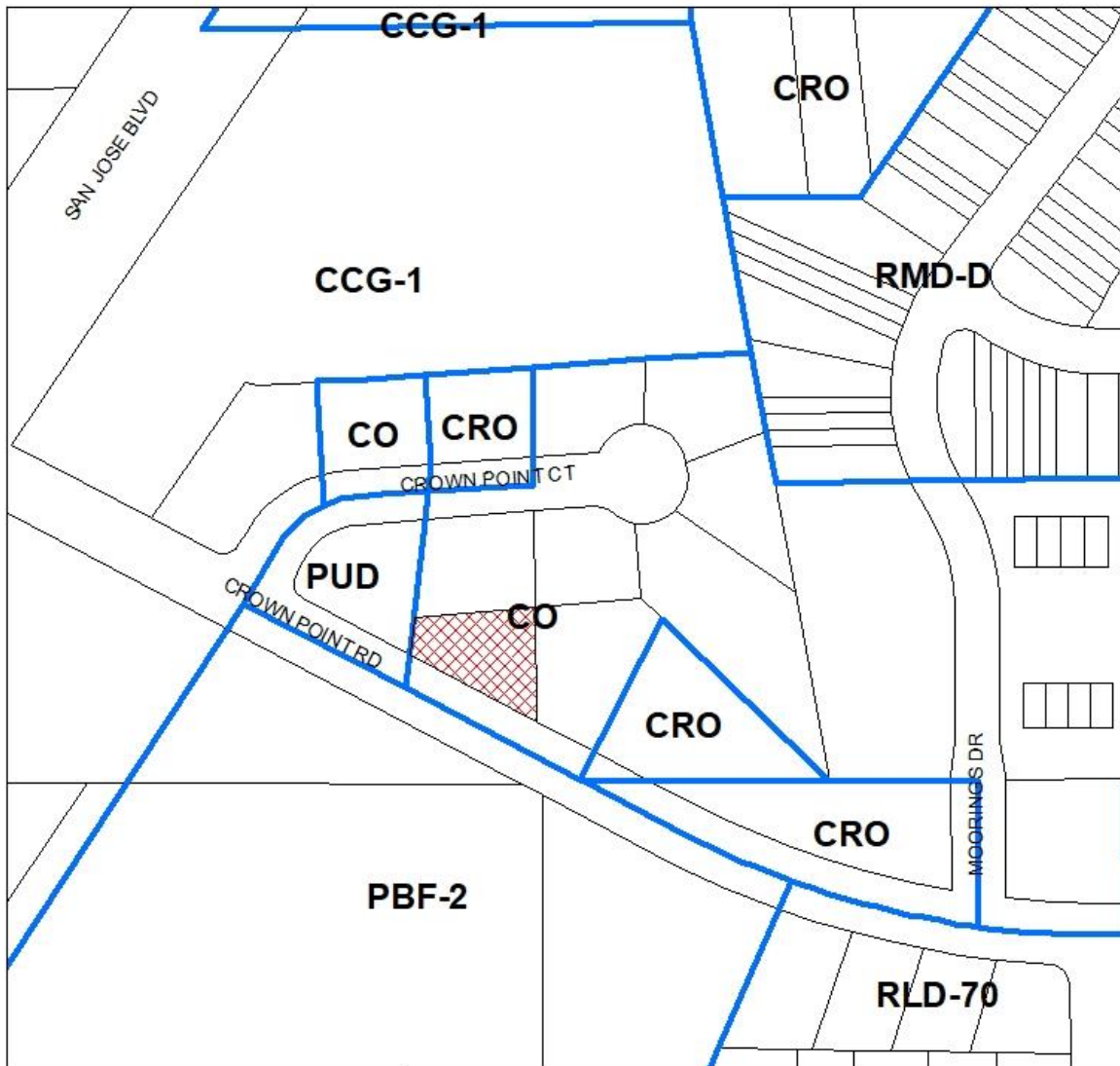
View across Crown Point Road from subject site

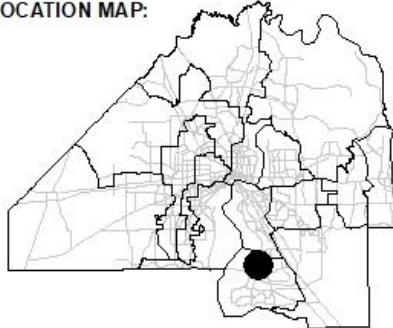
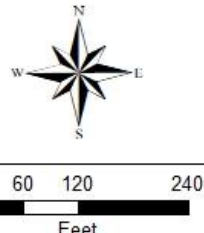


View east toward single family homes



View west toward commercial businesses and San Jose Boulevard



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: CRO</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2018-1980</p>	 <p>0 60 120 240 Feet</p> <p>COUNCIL DISTRICT:</p> <p>6</p> <p>PAGE 1 OF 1</p>
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