

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2019-0071

March 7, 2019

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 **2019-0071**.

Location: 107 Elizabeth Lane
Between Main Street North and Gillespie Avenue

Real Estate Numbers: 107587 0000

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Residential-Professional-Institutional (RPI)

Applicant/Agent: Charles L. Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida. 32211

Owner Mary Jane Albert
107 Elizabeth Lane
Jacksonville, Florida. 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0071** seeks to rezone a parcel, approximately 2.17 acres in size, from the RLD-60 to the CRO zoning district in order to permit office development, consistent with the development trend in the area. The parcel is currently developed with a single family residence, and is surrounded by commercial to the west, and residential to the south and east.

There is a companion Land Use Amendment application for the property (L-5347-18C) to change the underlying future land use of the property from the current LDR designation to a designation of RPI. The Planning and Development Department is also recommending approval for the amendment.

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 RLD-60 to CRO to allow for office development that would be consistent with the commercial developments to the west of the property. The 2.7 acre subject property is located along the south side of Airport Center Drive East, a four lane unclassified highway and along the north side of Elizabeth Lane, between Main Street (US. 17) and Gillespie Avenue. The property is located in Planning District 6, Council District 7 and within the Suburban Development Area.

The site currently has a Low Density Residential (LDR) land use designation, but is applying for a Land Use Amendment to change to Residential-Professional-Institutional (RPI). The proposed companion Land Use Amendment (**O-2019-0070**) is also being recommended for approval. According to the Future Land Use Element (FLUE), RPI in the Suburban Area is intended to provide for low to medium density development.

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

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

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.

The request to Change to RPI and CRO will provided the necessary transitional district from a heavy commercial district to the west, and the low density residential district to the east. The proposed changes are in compliance with Policy 1.1.10.

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.

According to the provided JEA Availability Letter dated January 16, 2019, the site has the ability connect to the required essential services. There is currently a connection point for both water and sewer located along the Elizabeth Lane right of way. The proposed future development will be required to connect to the available services which will ensure that it complies with Policy 1.2.9.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed future development will allow for land that is currently underutilized for its location to be developed. The proposed office type development would be appropriate for the area as the properties to the west have moved into primarily commercial developments. It is the opinion of the Planning and Development Department that the proposed development is in compliance with Objective 6.3 of the 2030 Comprehensive Plan.

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

No. If the companion land use amendment is approved, the proposed rezoning will not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject parcel is located .10+/- miles east of the intersection of Airport Center Drive and Main Street North. The surrounding land uses and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Vacant
East	LDR	RLD-60	Vacant/Timber
South	LDR	RLD-60	Single Family Residences
West	CGC	CCG-2	Single Family Residence/Retail Stores

The properties immediately adjacent to the subject site are a mixture of vacant, residential, and commercial uses. While the larger area surrounding the site is primarily residential in nature, it is located near the commercial development surrounding the intersection of Airport Center Drive and Main Street North.

SUPPLEMENTARY INFORMATION

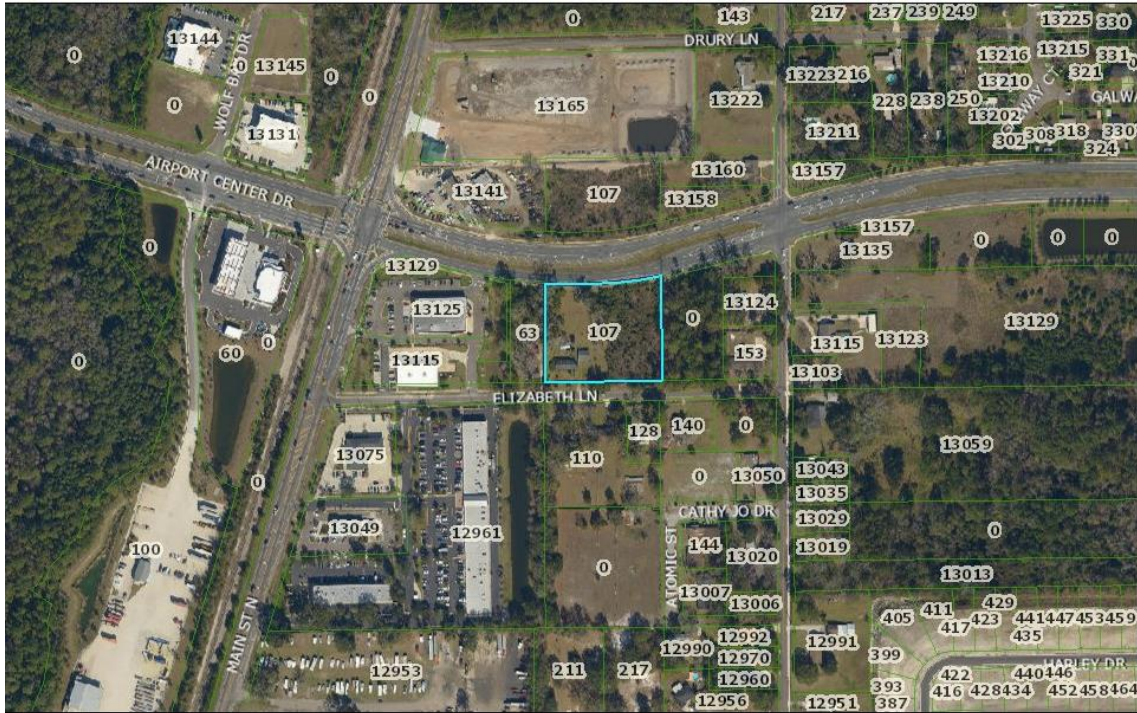
Upon visual inspection of the subject property on February 21, 2019, the required Notice of Public Hearing signs were posted.



*Source: Planning and Development Department
Date: February 21, 2019*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0071** be **APPROVED**.



Aerial

Source: JaxGIS
Date: February 21, 2019



View of the subject property from Elizabeth Lane

Source: Planning and Development Department
Date: February 21, 2019



View of the subject property from Airport Center Drive East

Source: Planning and Development Department
Date: February 21, 2019



View of the eastern portion of the property

Source: Planning and Development Department
Date: February 21, 2019



View of the neighboring property across Elizabeth Lane

Source: Planning and Development Department

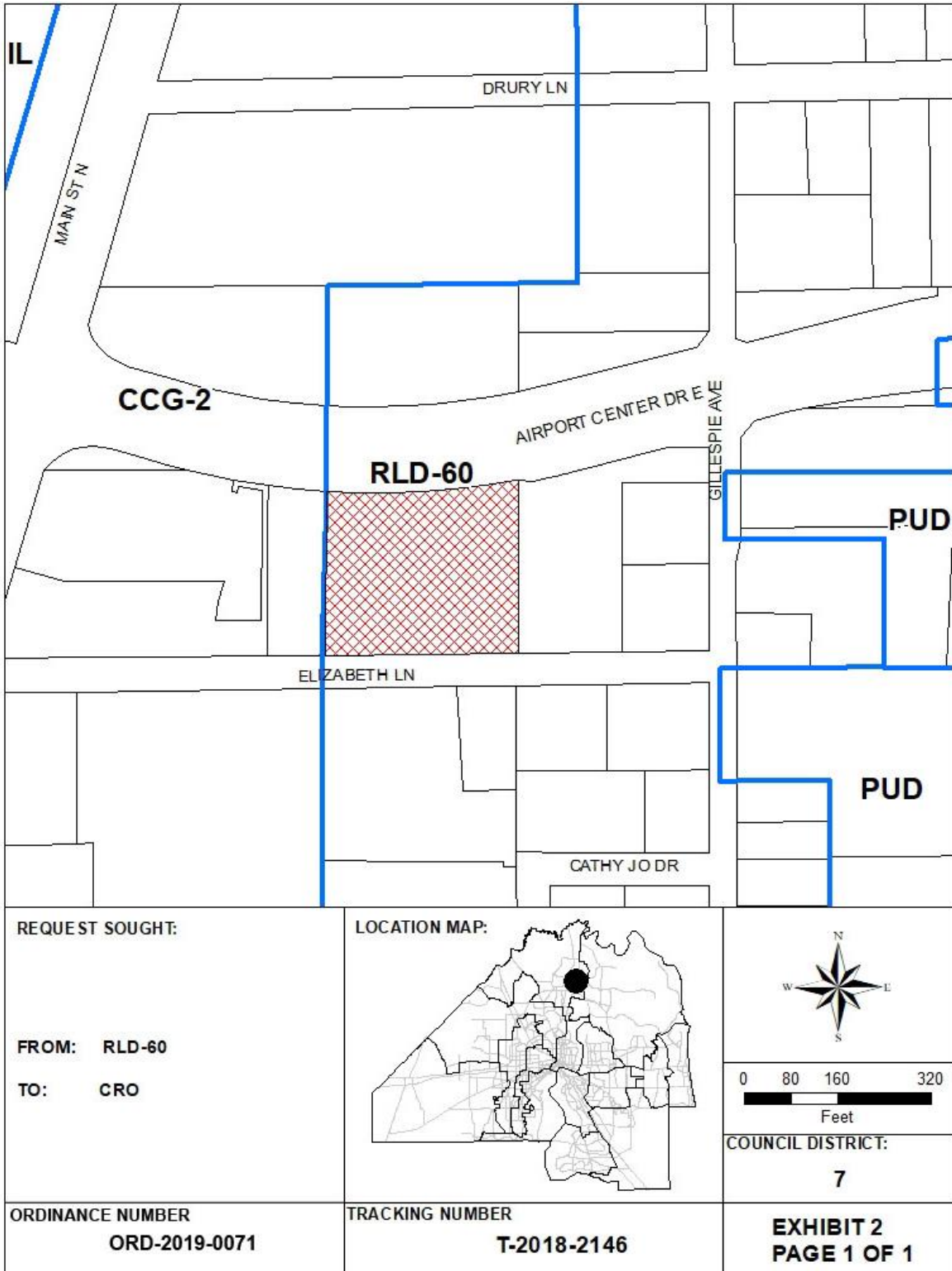
Date: February 21, 2019



View of the neighboring property across Elizabeth Lane

Source: Planning and Development Department

Date: February 21, 2019



Legal Map

Source: JaxGIS
Date: February 21, 2019