

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

ORDINANCE 2019-196

AN ORDINANCE REGARDING THE DOWNTOWN OVERLAY ZONE AS OUTLINED IN CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 55.106 (DEFINITIONS) TO CORRECT CITATIONS TO THE DOWNTOWN DESIGN GUIDELINES; AMENDING SECTION 656.109 (ADMINISTRATION AND ENFORCEMENT; INTERPRETATION OF ZONING CODE; ADMINISTRATIVE DEVIATIONS) TO REMOVE ABILITY OF ZONING ADMINISTRATOR TO GRANT ADMINISTRATIVE DEVIATIONS WITHIN THE DOWNTOWN OVERLAY ZONE; AMENDING SECTION 656.314 (COMMERCIAL CENTRAL BUSINESS DISTRICT) (CCBD) TO REMOVE THE DESCRIPTION AND REGULATION LANGUAGE FROM THIS SECTION AND REFERENCE THE NEW SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), WHERE THE NEW DESCRIPTION AND REGULATIONS FOR CCBD WILL BE PLACED; REPEALING SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, IN ITS ENTIRETY, AND REPLACING IT WITH A NEW SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS) TO PROVIDE REFORMATION, UNIFORMITY AND CLARITY FOR OVERLAY DISTRICTS, AND THE USES ALLOWED, AND FORM REQUIRED, WITHIN THOSE DISTRICTS; PROVIDING FOR CONSISTENCY WITH THE 2030 COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

Ordinance 2019-196 amends Section 55.106 (Definitions) to correct citations to the Downtown Design Guidelines; amends Section 656.109 to remove the ability of the Zoning Administrator to grant Administrative Deviations within the Downtown Overlay Zone; amends Section 656.314 to remove the description and regulation language from the CCBD zoning district and reference a new Subpart H (Downtown Overlay and Downtown District Regulations); and repeals the current Subpart H and replacing it with the new Subpart H.

II. EVALUATION

A. The need and justification for the change

The legislation implements many of the Redevelopment Goals and Objectives of the Community Redevelopment Area (CRA) plans for the Northbank and Southbank of Downtown, as adopted pursuant to Ordinance 2014-560-E. The legislation is necessary to eliminate outdated and misleading references and guidelines that are no longer applicable, relevant, or enforceable due to changed circumstances, revised plans and updated infrastructure.

B. Consistency with the Comprehensive Plan.

Yes. The proposed legislation is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

FLUE Policy 1.1.19

Offer economic incentives through either the Downtown Investment Authority (DIA) or the Office of Economic Development (OED) to induce development to locate in the Urban Core, North, Northwest, and Southwest Planning Districts of the City rather than in the more congested areas of Greater Arlington and Southeast Planning Districts.

FLUE Objective 2.3

Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.

FLUE Policy 2.3.15

The City and DIA shall encourage growth within the CBD. More specifically, the City and DIA shall continue implementing its current regulatory incentives to promote downtown revitalization to encourage growth to locate in the identified downtown revitalization area in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralized commercial, government, retail, residential, and cultural activities.

FLUE Policy 3.4.2

The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2019-196** be approved.