

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-233**

**MAY 9, 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 **2019-233**.

***Location:*** North side of Airport Center Drive 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 Community General-2 (CCG-2)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Community General Commercial (CGC)

***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 **2019-233** seeks to rezone a parcel, approximately 1.53 acres, from the RLD-60 to the CCG-2 Zoning District. The parcel is currently undeveloped. A parcel directly to the south of Airport Center Drive was rezoned from RLD-60 to CRO in March 2109.

There is a companion Land Use Amendment application for the property (L-5372-18C) to change the underlying future land use of the property from the current LDR designation to CGC. 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 CCG-2 to allow for commercial development that would be consistent with the adjacent developments to the west and north of the property. The subject property is located along the north side of Airport Center Drive East, a four lane unclassified highway between Main Street (US. 17) and Gillespie Avenue.

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5372-18C (Ordinance 2019-232) that seeks to amend the portion of the site that is within the LDR land use category to CGC. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5372-19C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

### *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:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	CCG-2	Personal self-storage facility
East	LDR	RLD-60	Single family dwellings
South	RPI	CRO	Undeveloped
West	CGC	CCG-2	Service garage

There are intensive commercial uses to the west and north of the subject property. A service garage with the outside storage of automobiles is to the west. A self-storage facility is to the north. Immediately to the east is a single family dwelling on 0.72 acres. s primarily residential in nature, it is located near the commercial development surrounding the intersection of Airport Center Drive and Main Street North. The construction of Airport Center Drive made the subject parcel inappropriate for low density residential uses.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 24, 2019, the required Notice of Public Hearing signs **was** posted.



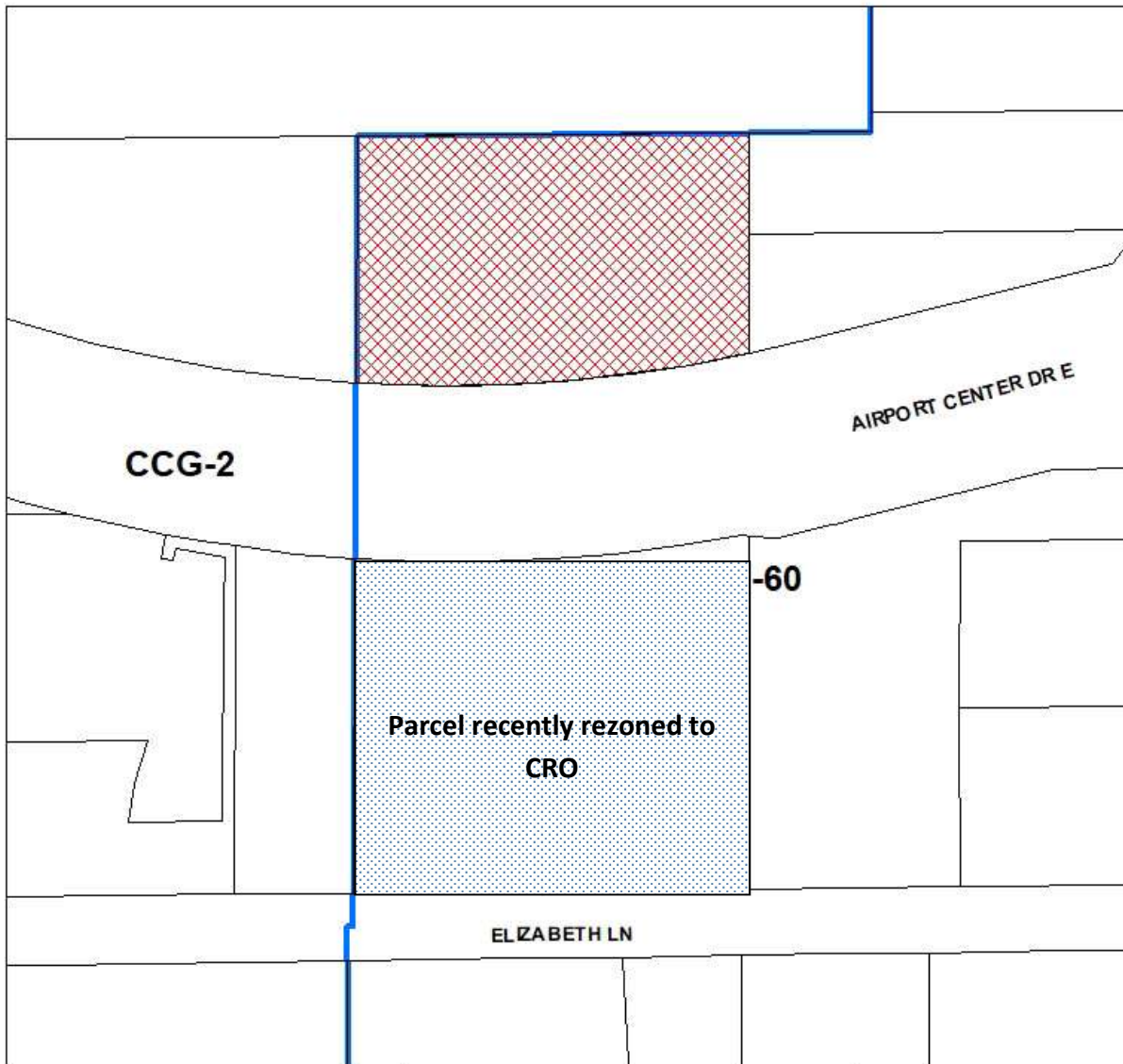
**RECOMMENDATION**

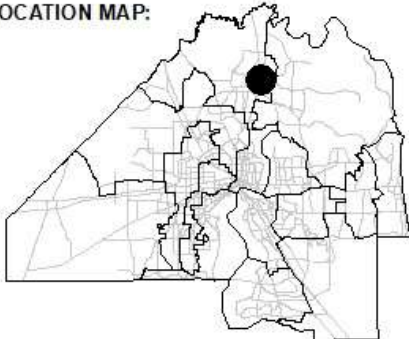

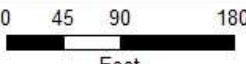
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-233** be **APPROVED**.



Aerial view of subject property.





<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: CCG-2</p>	<p>LOCATION MAP:</p> 	  <p>Feet</p>
<p>ORDINANCE NUMBER ORD-2019-0233</p>	<p>TRACKING NUMBER T-2019-2270</p>	<p>COUNCIL DISTRICT: 7</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>