

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-0129

MARCH 19, 2020

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 **2020-0129**.

<i>Location:</i>	0 Jones Branch Boulevard; Between Imeson Road and Interstate 295 (I-295)
<i>Real Estate Number:</i>	003388-0200
<i>Current Zoning District:</i>	Planned Unit Development (PUD 2006-0485-E)
<i>Proposed Zoning Districts:</i>	Industrial Light (IL) and Conservation (CSV)
<i>Current Land Use Category:</i>	Community General/Commercial (CGC)
<i>Proposed Land Use Categories:</i>	Light Industrial (LI) and Conservation (CSV)
<i>Planning District:</i>	District 5—Northwest
<i>Applicant/Owner:</i>	Robert Carlton Taylor Robert's Diesel Service 7010 Pritchard Road Jacksonville, Florida 32219
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0129** seeks to rezone 53.89± acres of a property from Planned Unit Development (PUD 2006-0485-E) to Industrial Light (IL) and rezone the property's remaining 5.17± acres of land to Conservation (CSV). The request is being sought to allow the use of truck parking and storage while preserving the wetlands that buffer Sixmile Creek

There is also companion Large Scale Land Use Amendment L-5389-19A (**Ordinance 2020-0128**) that seeks to amend the land use on the property from Community General/Commercial (CGC) to Light Industrial (LI) and Conservation (CSV). The subject property was previously rezoned from Industrial Light (IL) to Planned Unit Development (PUD) by City Council on June 13, 2006 via **Ordinance 2006-0485-E**.

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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Large Scale Land Use Amendment L-5389-19A (**Ordinance 2020-0128**), the subject property will be located in the Light Industrial (LI) and the Conservation (CSV) functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Currently the site has a CGC land use designation. According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) land use designation. According to the FLUE, CGC in the Suburban Development Area is intended to provide for all types of commercial retail sales and service establishments and development which includes offices and multi-family uses.

Light Industrial (LI) is a category, which provides for the location of industrial uses, which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Site access to roads classified as collector or higher is preferred.

The FLUE category description for Conservation (CSV) describes these lands as areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks, and unique coastal areas.

According to the companion land use amendment application on file with Ordinance 2020-012 and the JEA Availability letter provided by the applicant, the site will be served by JEA for both water and sewer.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element

Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

The subject property is not located within either the “Industrial Sanctuary” or “Industrial Situational Compatibility” Zones. However, the Industrial Sanctuary Zone is located to the north of the subject site. The Industrial Situational Compatibility Zone is located to the northwest, northeast, east, and southeast of the subject site. Both of these industrial zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development. Given the applicant’s request for industrial uses, Staff finds the proposed rezoning appropriate and compatible with the abutting industrial zones.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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 rezoning to IL would allow for small infill development on a traditionally underutilized parcel.

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 and Development Department, the subject property will be rezoned from PUD 2006-0485 to IL and CSV in order to permit for the development of a truck parking and storage facility.

Wetlands:

Approximately 21.04± acres of the subject site is located within Category II (5.17± acres) and Category III (15.87± acres). The wetlands are located along the northern half of the property (Category III wetlands) and along the southern boundary abutting Sixmile Creek (Category II wetlands). As such, approximately 5.17± of the Category II wetlands that buffer Sixmile Creek are being placed in the CSV land use category for protection. Any

development within the wetlands must meet the performance standards in Conservation/Coastal Management Element (CCME) Policy 4.1.3.

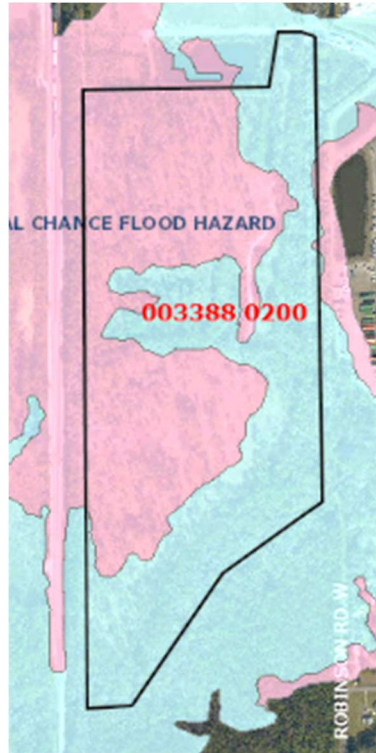


Wetlands Map

For more information regarding wetlands, please see the attached memo from Community Planning Division.

Flood Zone:

Approximately 28.76± acres of the subject site is located within the AE flood zone and approximately 30.30± is located within the 0.2 PCT Annual Chance Flood Hazard (X) zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. The 0.2 PCT Annual Chance Flood Hazard area is an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within this flood zone. Typically, any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. However, the flood zone is within the area that buffers Sixmile Creek and is dedicated for CSV.



Flood Zone Map

For more information regarding flood zones, please see the attached memo from Community Planning Division.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Jones Branch Circle between Imeson Road and I-295. Much of the area immediately surrounding the amendment site consists of a mix of vacant land, commercial and industrial uses. The proposed rezoning to CCG-2 would allow the applicant to revert the property back to its original IL zoning designation permit for a truck parking and outside storage. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC/LI	PUD 2006-0485	Undeveloped Land/Filling Station
East	LI	IL	Trucking Company/Storage
South	LI	IL	Undeveloped Land
West	HI/LI	IL/PUD 2009-0135	Railroad/Undeveloped Land

It is the opinion of the Planning and Development Department that the requested rezoning to IL and CSV will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 10, 2020 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0129** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 3/12/20

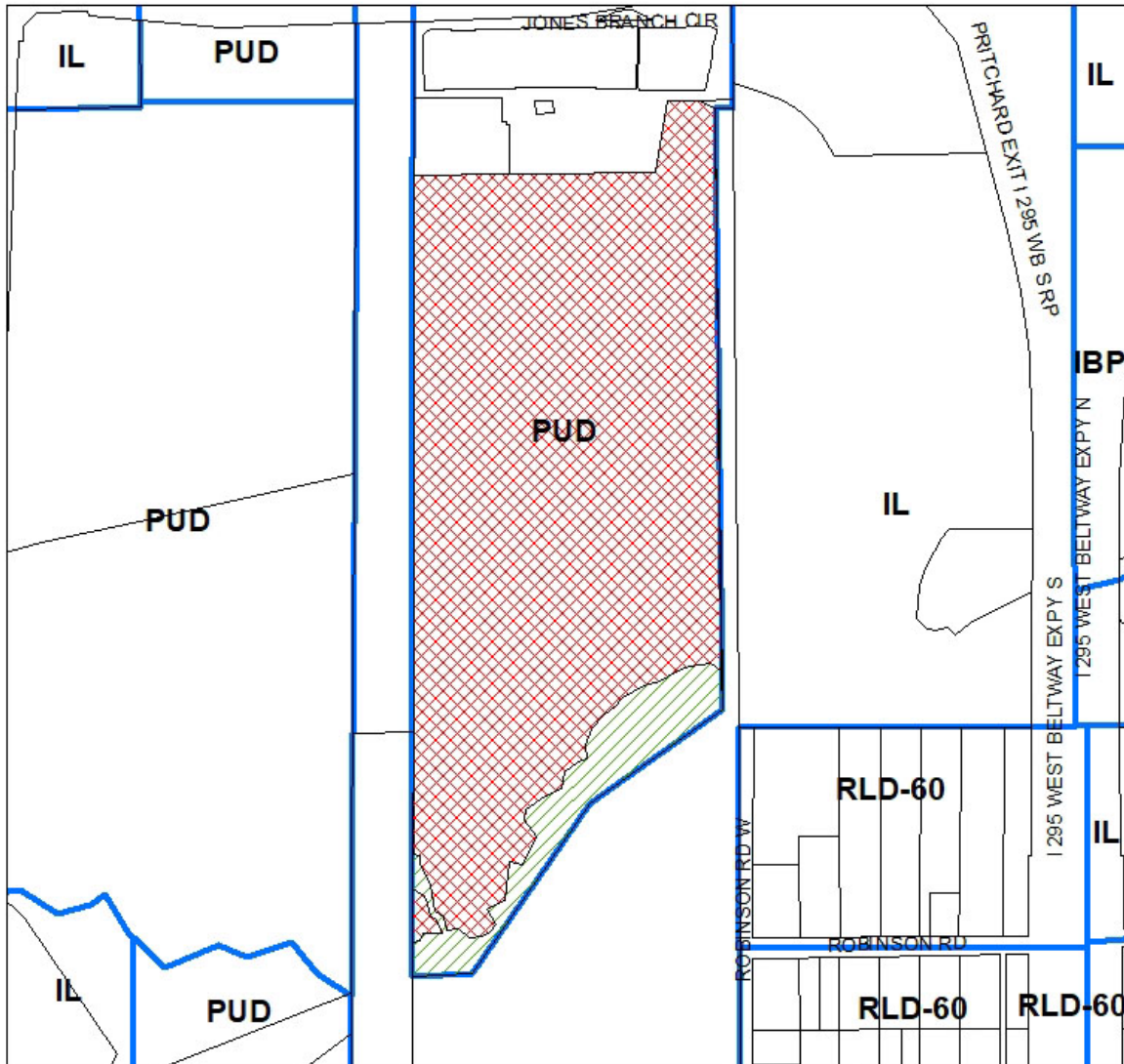
Aerial view of the subject site and parcel, facing north.



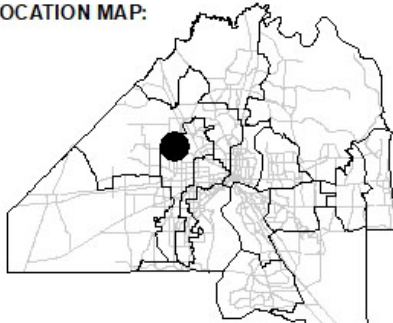
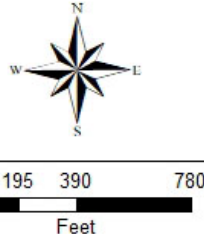
Figure B:



Source: Planning & Development Dept, 3/10/20

View of the subject property, facing south on Jones Branch Boulevard.



<p>REQUEST SOUGHT:</p> <p> FROM PUD TO LI</p> <p> FROM PUD TO CSV</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER ORD-2020-0129</p>	<p>TRACKING NUMBER T-2019-2411</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>