

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0299

JULY 23, 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 2020-0299.

Location: 2703 Philips Highway (SR 5)
Between Wister Street and Jerusalem Street

Real Estate Number(s): 130270-0005; 130272-0000

Current Zoning District(s): Commercial Office (CO)

Proposed Zoning District: Commercial Community/General-2 (CCG-2)

Planning District: Southeast, District 3

Owner: Lian Sacaquini
L A LLC
2703 Philips Highway
Jacksonville, Florida. 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0299** seeks to rezone approximately 0.51 +/- acres of land from Commercial Office (CO) to Commercial Community/General-2 (CCG-2). The rezoning is being sought to bring the entire Granite Depot facility into the CCG-2 Zoning Code. Three properties located directly across Jerusalem Street were previously rezoned from CO to CCG-2 under ordinance **2018-0299**.

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. A portion of the property (RE# 130270-0005) is within the CO zoning district and fronts along Jerusalem Street, a local road. The remainder portion fronts Philips Highway, a principal arterial road and is located within the CCG-2 zoning district. RE#130272-0000 is within the CO zoning district and fronts Wister Street, a local road.

Currently the site has a CGC land use designation. According to the Future Land Use Element (FLUE), CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

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

Yes. This proposed rezoning to CCG-2 is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The proposed rezoning to CCG-1 will continue to promote the viability of the commercial corridor of Philips Highway. Additionally the proposed rezoning portion of the parcels are located along the newly expanded Interstate 95 which will act as a buffer for the nearest residentially zoned properties.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The proposed rezoning would allow the existing business to expand onto the vacant portion of their property that is zoned CO. The proposed rezoning is not creating any new commercial properties, but rather would allow currently zoned commercial properties the ability to be used for additional uses.

SURROUNDING LAND USE AND ZONING

The immediate area surrounding the two subject parcels is partially developed as a commercial area with the properties being split between the CO and CCG-2 Zoning Districts. The surrounding Uses, Land Use Categories and Zoning Districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CO	FDOT Storm water Retention
South	CGC	CO/CCG-2	Vacant/Service Garage
East	CGC	CO	Vacant / Interstate 95
West	CGC	CCG-2	Retail / Granite Depot

SUPPLEMENTAL INFORMATION

Upon visual inspection by the City Planner on July 7, 2020 the required Notice of Public Hearing sign was posted.



Source: Planning and Development

Date: July 7, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-0299** be **APPROVED**.



Aerial Photo

Source: JaxGIS
Date: July 7, 2020



View of the vacant portion of the property that is seeking to be rezoned.

Source: Planning and Development
Date: July 7, 2020



View of the neighboring properties along Wister Street.

Source: Planning and Development

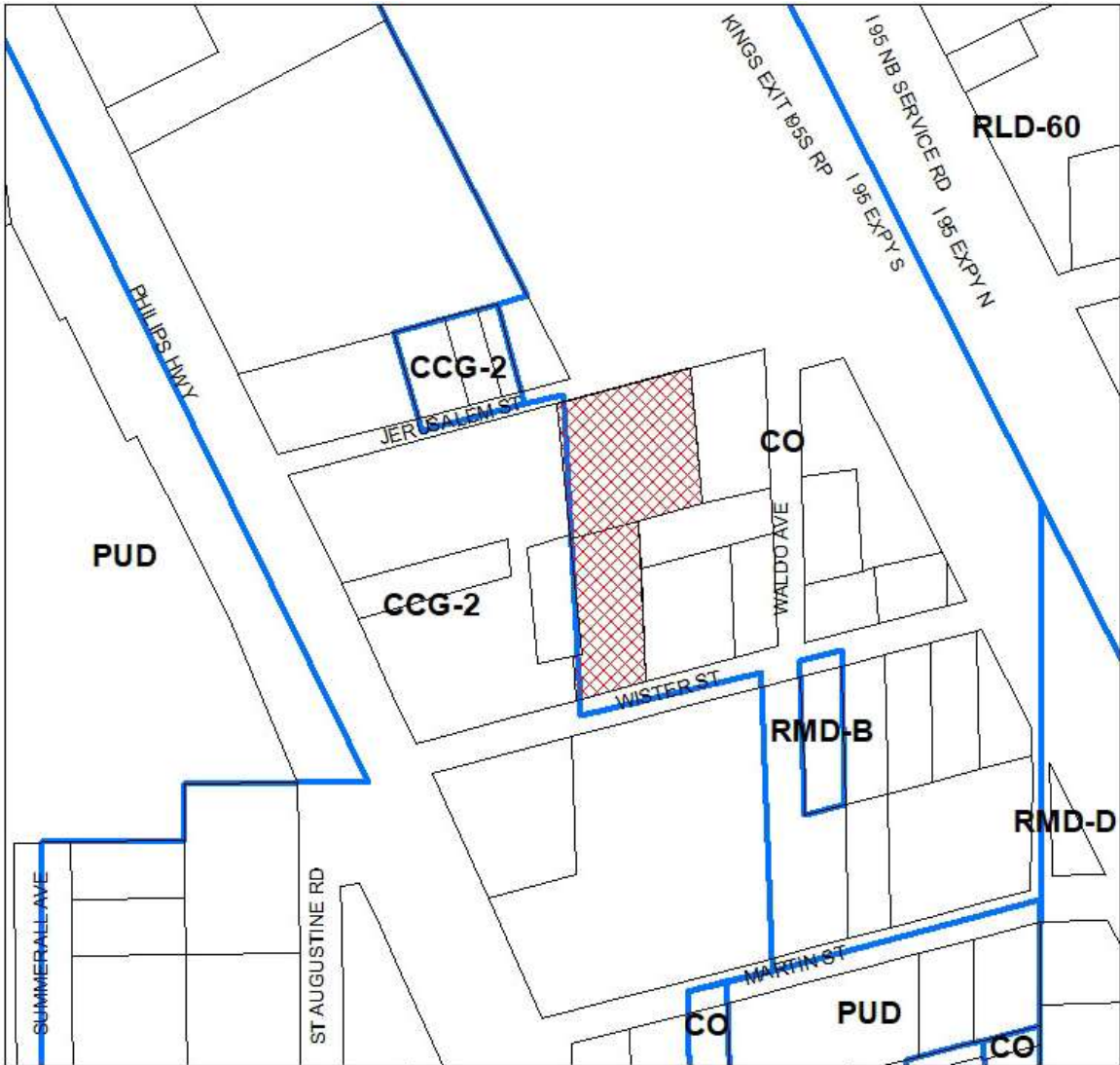
Date: July 7, 2020

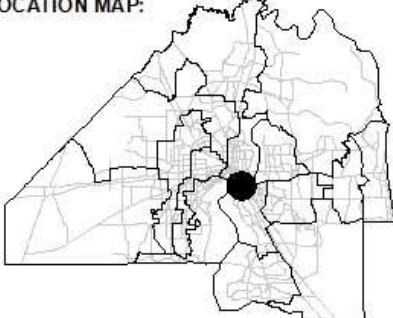

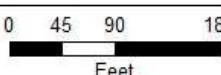


View of the FDOT right of way behind the parcel.

Source: Planning and Development

Date: July 7, 2020



REQUEST SOUGHT: FROM: CO TO: CCG-2	LOCATION MAP: 	 
ORDINANCE NUMBER ORD-2020-0299	TRACKING NUMBER T-2020-2716	COUNCIL DISTRICT: 5 EXHIBIT 2 PAGE 1 OF 1

Legal Map

Source: JaxGIS
Date: March 26, 2020