

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2019-0601

SEPTEMBER 19, 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 **2019-0601**.

Location: 0 Corporate Square Court
Between Beach and Atlantic Boulevard

Real Estate Number: 145178-0450

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 2—Greater Arlington/Beaches

Applicant: Zach Miller, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, FL. 32202

Owner: Michael Essa
M&K Properties of Jacksonville, LLC
4024 Heath Road
Jacksonville, FL 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0601** seeks to rezone 20.17± acres of a property from Industrial Business Park (IBP) to Residential Medium Density-D (RMD-D). The property is currently located in the Business Park (BP) Land Use Category within the Urban Area of the Future Land Use Element of the 2030 Comprehensive Plan. There is a proposed companion Large Scale Land Use Amendment to change the parcels to the Medium Density Residential Land Use Category. The request is being sought in order develop the properties with multi-family residential units.

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 if the Small Scale Land Use Amendment were to be approved, the subject property will be located in the Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The Residential Medium Density-D (RMD-D) Zoning District is a primary zoning district within the Medium Density Residential (MDR) functional land use category, and the subject property meets the primary criteria and standards. The application 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.

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. The 20.17 acre subject property is located along the west side of Corporate Square Court, a local road. The property is located within the Urban Development Area, as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan, Council District 4, and the Greater Arlington/Beaches Planning District. According to the FLUE, Medium Density Residential (MDR) in the Urban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Urban Area is 20 units/acre and the minimum gross density shall be greater than 7 units/acre.

Future Land Use Element

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 December 13, 2018, the subject site has the ability to connect to both water and sewer. Based on Policy 1.2.9 the developers will be required to uses these connection points in order to develop any multi-family dwellings.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The proposed subject site will be located behind an industrial business park that is located off of Southside Boulevard. The addition of another residential area will serve the commercial/business park corridor of Southside Boulevard which is a major portion of an efficient and convenient transportation network that serves the eastern side of the city. The proposed will not have any negative effects on the surrounding residential neighborhoods and will likely enhance the viability of the non-residential areas to the east. The proposed rezoning will comply with Goal 3 of the 2030 Comprehensive Plan.

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 subject property is currently a vacant piece of land that has yet to be utilized and approval of this Rezoning would allow the developers to develop the property with uses that are similar in nature to the existing neighboring properties to the north, west, and south. Therefore Objective 6.3 would be accomplished by encouraging new development on vacant land within an area already thriving as Medium Density Residential area.

SURROUNDING LAND USE AND ZONING

The subject site is located at the end of Corporate Square Court, a local roadway located off the Southside Boulevard Service Road. It is also located within the Urban Development Area, Planning District 2 and Council District 4. According to the Future Land Use Element (FLUE) MDR in the Urban Area is intended to provide compact medium density residential development. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	PUD/RMD-D	Multi-Family
East	BP	IBP	Manufacture Light/Warehouse
South	MDR	PUD	Single Family
West	MDR	PUD/RMD-D	Multi-Family

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 10, 2019** by the Planning and Development Department, the required Notice of Public Hearing signs **was** posted.



*Source: Planning and Development Department
 Date: September 10, 2019*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0601** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: September 5, 2019



View of the Subject Property

Source: Planning and Development Department
Date: September 10, 2019



View of the neighboring property to the east of the Subject Site.

Source: Planning and Development Department
Date: September 10, 2019



View of the neighboring property to the east of the Subject Site.

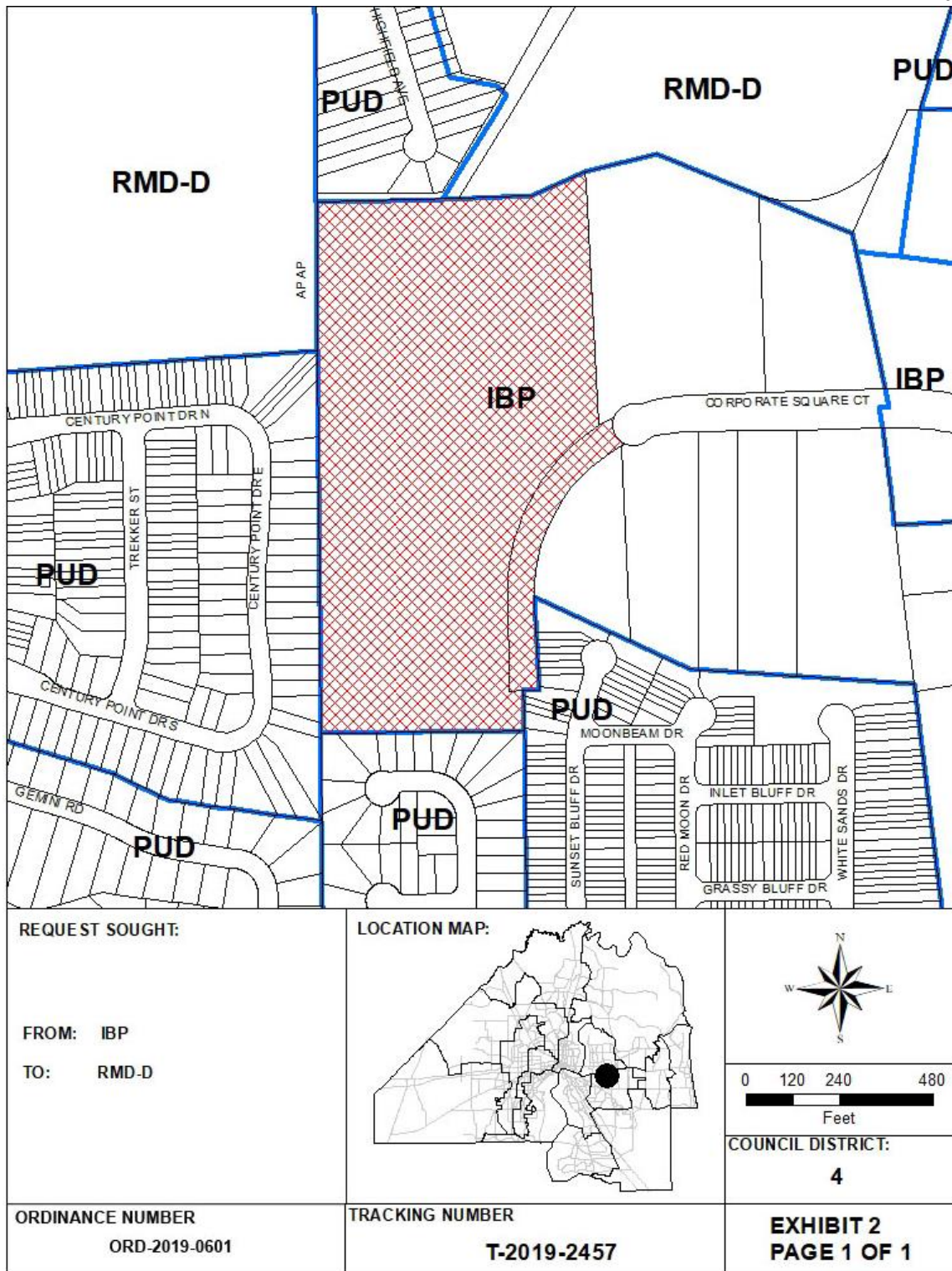
Source: Planning and Development Department
Date: September 10, 2019



View looking down Corporate Square Boulevard from the Subject Site.

Source: Planning and Development Department

Date: September 10, 2019



Legal Map

Source: JaxGIS
 Date: September 5, 2019