

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-13-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.28±
6 ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 1909
7 PARENTAL HOME ROAD, BETWEEN HOGAN ROAD AND
8 PARENTAL CIRCLE (R.E. NO. 137008-0020) AS
9 DESCRIBED HEREIN, OWNED BY RCW PROPERTIES,
10 INC., FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (2018-669-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 COMMERCIAL USES, AS DESCRIBED IN THE 1909
15 PARENTAL HOME ROAD COMMERCIAL DEVELOPMENT PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, RCW Properties, Inc., the owner of approximately
22 1.28± acres, located in Council District 4 at 1909 Parental Home
23 Road, between Hogan Road and Parental Circle (R.E. No. 137008-
24 0020), as more particularly described in **Exhibit 1**, dated September
25 12, 2018, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (Subject Property), has applied for a rezoning and
27 reclassification of that property from Planned Unit Development
28 (PUD) District (2018-669-E) to Planned Unit Development (PUD)
29 District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the
31 application and has rendered an advisory opinion; and

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice
2 and public hearing, has made its recommendation to the Council; and

3 **WHEREAS**, the Council finds that such rezoning is: (1)
4 consistent with the *2030 Comprehensive Plan*; (2) furthers the
5 goals, objectives and policies of the *2030 Comprehensive Plan*; and
6 (3) is not in conflict with any portion of the City's land use
7 regulations; and

8 **WHEREAS**, the Council finds the proposed rezoning does not
9 adversely affect the orderly development of the City as embodied in
10 the Zoning Code; will not adversely affect the health and safety of
11 residents in the area; will not be detrimental to the natural
12 environment or to the use or development of the adjacent properties
13 in the general neighborhood; and will accomplish the objectives and
14 meet the standards of Section 656.340 (Planned Unit Development) of
15 the Zoning Code; now, therefore

16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (2018-669-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit commercial uses, and
21 is described, shown and subject to the following documents,
22 **attached hereto:**

23 **Exhibit 1** - Legal Description dated September 12, 2018.

24 **Exhibit 2** - Subject Property per P&DD.

25 **Exhibit 3** - Written Description dated December 10, 2020.

26 **Exhibit 4** - Site Plan dated February 1, 2019.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by RCW Properties, Inc., and is legally described in
29 **Exhibit 1, attached hereto.** The applicant is Joe McClure, 11071
30 Losco Pines Court, Jacksonville, Florida 32257; (904) 864-7558.

31 **Section 3. Disclaimer.** The rezoning granted herein

