

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0173

April 9, 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 2019-0173.

Location: 2731 Arnold Road
Between Pecan Park Road and New Veterans
Cemetery Road

Real Estate Number(s): 019577-0080; 019577-0000

Current Zoning District(s): Agriculture (AGR)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Agriculture-IV (AGR-IV)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

Owner: Kathy Kite
2731 Arnold Road
Jacksonville, Florida. 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0173** seeks to rezone approximately 6.30 acres of land from Agriculture (AGR) to Industrial Light (IL). The rezoning is being sought to allow the owner to move their personal business. A companion Land Use Amendment **2020-0172** has been applied to change the existing Land Use of Agriculture IV (AGR IV) to Light Industrial (LI).

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 6.3 acre subject property is located at 2731 and 0 Arnold Road. The applicant is proposing a future land use map amendment from Agriculture-IV (AGR-IV) to Light Industrial (LI) and a companion rezoning application from Agriculture (AGR) to Industrial Light (IL) to allow for the relocation of the applicant's business. Principal uses within the LI land use category includes uses such as, Light assembly and manufacturing, Storage/warehousing, Research and development activities, Transportation terminals, Business/professional offices, and Medical clinics.

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

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

Future Land Use Element:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed rezoning will extend the industrial zoning along Arnold, however this extension is compatible with the surrounding uses and zoning as the southern side of Arnold Road is primarily Zoned Industrial light and is comprised of majority industrial uses.

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 addition of a new Industrially Zoned area will not alter the existing transition of intensities that exist today along Arnold Road.

SURROUNDING LAND USE AND ZONING

The immediate area surrounding the two subject parcels is developed as an industrial area with the majority of properties falling under the Industrial Light Category. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR-IV	AGR	Vacant Timber
South	AGR-III/LI	AGR/IL	Vacant Timber / Single Family
East	LI	IL	Vacant Timber
West	LDR	RLD-60	Vacant Timbe

SUPPLEMENTAL INFORMATION

According to the sign posting affidavit, as of March 11, 2020 the required Notice of Public Hearing sign was posted.



*Source: Planning and Development
Date: March 11, 2020*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-0173** be **APPROVED**.



Aerial Photo

Source: JaxGIS
Date: March 26, 2020



View looking towards the Subject Property.

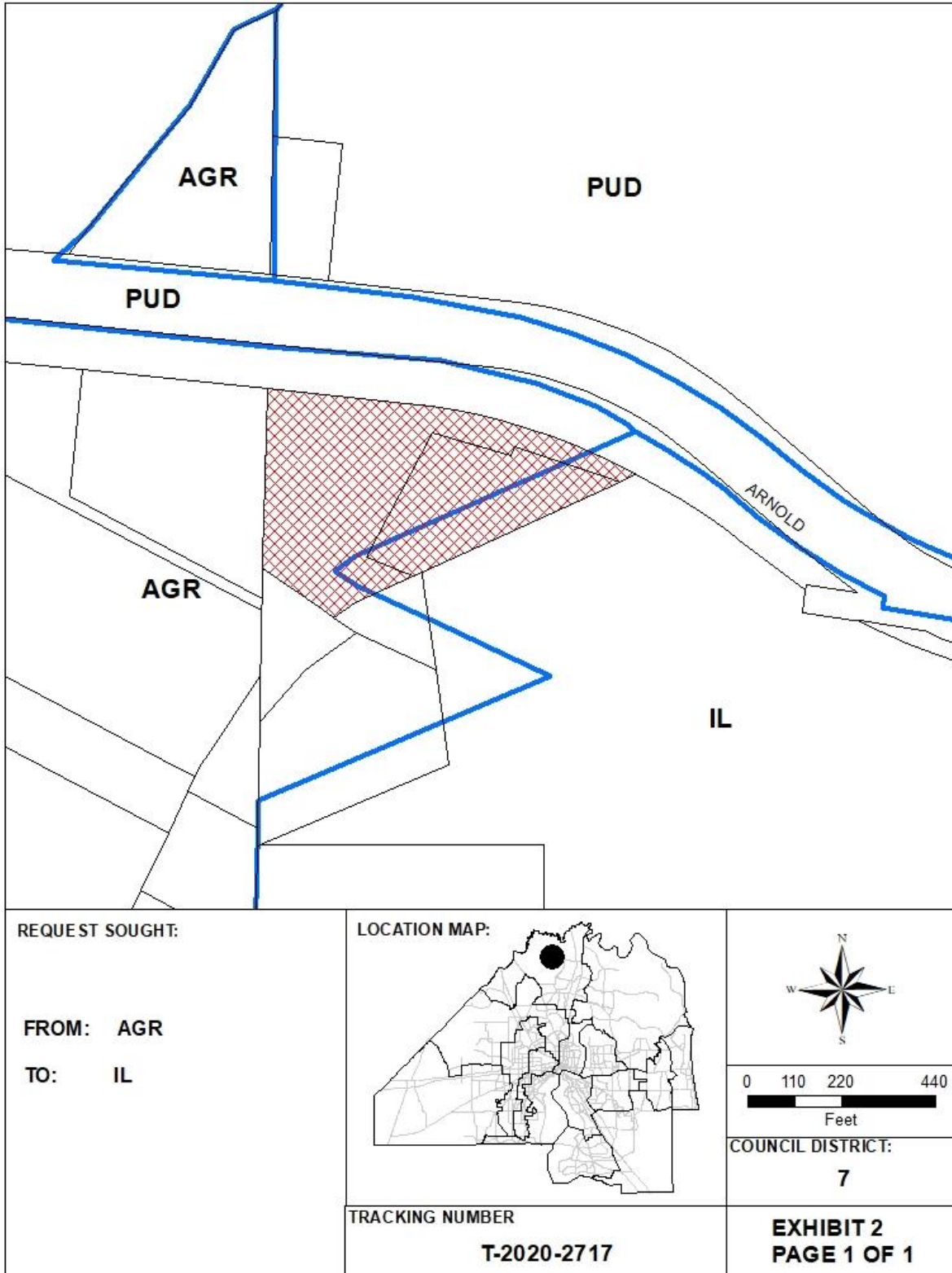
Source: Planning and Development
Date: March 23, 2020



View of the looking down Arnold Road looking away from the Subject Site.

Source: Planning and Development

Date: March 23, 2020



Legal Map

Source: JaxGIS
Date: March 26, 2020