

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-196**

5 AN ORDINANCE REZONING APPROXIMATELY 18.28±
6 ACRES, LOCATED IN COUNCIL DISTRICT 1 AT 903
7 UNIVERSITY BOULEVARD NORTH, BETWEEN HARRIS
8 AVENUE AND THE ARLINGTON EXPRESSWAY (R.E. NO.
9 129407-0010) AS DESCRIBED HEREIN, OWNED BY 903
10 UNIVERSITY BLVD, LLC, FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 DISTRICT (CCG-1) AND
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT
13 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN
16 THE COLLEGE PARK PUD; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, 903 University Blvd, LLC, the owner of approximately
22 18.28± acres, located in Council District 1 at 903 University
23 Boulevard North, between Harris Avenue and the Arlington Expressway
24 (R.E. No. 129407-0010), as more particularly described in **Exhibit 1**,
25 dated February 10, 2021, and graphically depicted in **Exhibit 2**, both
26 of which are **attached hereto** (Subject Property), has applied for a
27 rezoning and reclassification of that property from Commercial
28 Community/General-1 (CCG-1) District and Commercial
29 Community/General-2 (CCG-2) District to Planned Unit Development
30 (PUD) District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in
7 conflict with any portion of the City's land use 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 Commercial Community/General-1
19 (CCG-1) District and Commercial Community/General-2 (CCG-2) District
20 to Planned Unit Development (PUD) District. This new PUD district
21 shall generally permit mixed use development, and is described, shown
22 and subject to the following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated February 10, 2021.

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

25 **Exhibit 3** - Written Description dated February 19, 2021.

26 **Exhibit 4** - Site Plan dated February 19, 2021.

27 **Exhibit 5** - Conceptual Architectural Renderings dated February 19,
28 2021.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by 903 University Blvd, LLC, and is legally described in
31 **Exhibit 1, attached hereto**. The applicant is Blair Knighting, 12740

