

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2019-0607

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 **2019-0607**.

Location: 0 Pritchard Road

Real Estate Number: 003461-0050; 003461-0105

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Light Industrial (LI)

Planning District: District 5—Northwest

Applicant: Tracie Tripp
Blue Beacon International
500 Graves Blvd
Salina, KS 67401

Owner: Scott Callahan
Pritchard Partners, LTD
1201 S. Orlando Avenue Suite 203
Winter Park, FL 32789

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0607** seeks to rezone 5.66± acres of a property from Industrial Business Park (IBP) to Industrial Light (IL). There is a companion Land Use Amendment application for the property (L- 5376-19C) to change the underlying future land use of the property from the current Business Park (BP) designation to a designation of Light Industrial (LI). If approved the property will be located in the Light Industrial (LI) land use category within

the Suburban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to construct a truck washing facility on the property.

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 request is for a rezoning from IBP to IL in order construct a truck washing facility on the property. The 5.66± acre subject property is located at the corner of Pritchard Road, a collector road, and I-295 West Exit Ramp. The property is located in Planning District 5, Council District 10 and within the Suburban Development Area. The site currently has a Business Park (BP) land use designation. According to the Future Land Use Element (FLUE), BP in the Suburban Area is intended to intended to accommodate commercial office and light industrial uses. The applicant is proposing a land use change for the subject site from BP to LI.

According to the FLUE, LI is a category intended to provide which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan's Future Land Use Element:

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The subject property is currently vacant and approval of this exception will allow the applicant to utilize this piece of property for economic benefits. The use will not pose a threat to health, safety, or welfare of others or create a use incompatible with the surrounding area.

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 and land use amendment will sustain the viability of the existing commercial node along Pritchard, and is therefore consistent with the above objective.

Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

The proposed use is meeting a demand for the general area of commercial and industrial uses and will continue to be consistent with the character of the area and therefore will be in compliance with Policy 3.2.7.

Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

King-Soutel Crossing CRA

The subject site is located within the boundaries of the King-Soutel Crossing Community Reinvestment Area (CRA). The King-Soutel Crossing CRA was enacted in 2008, pursuant to Ordinance 2006-591-E. It was established to jumpstart housing, retail and commercial development in an underserved, but budding area in Northwest Jacksonville. The proposed amendment is consistent with the goal of improving commercial development within the CRA.

Industrial Zones

The subject property is located within the “Industrial Situational Compatibility” Zone (Attachment F). ‘Industrial Sanctuary” and Industrial Situational Compatibility” Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City’s land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from IBP to IL in order to eliminate the split land use and zoning to permit development of the property.

SURROUNDING LAND USE AND ZONING

The subject site is located on the south side of Pritchard Road, a collector road and on the east side of I-295 West. According to the Future Land Use Element (FLUE), LI in the Suburban Development Area is primarily provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Development which includes Light assembly and manufacturing; Packaging; Processing Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing; Research and development activities; Transportation terminals; Radio/T.V. studios; Transmission and relay towers; Yard waste composting; recycling facilities; Business/professional offices; Medical clinics; Veterinary offices; and Vocational/trade schools and building trade contractors.

| Adjacent Property | Land Use Category | Zoning District | Current Use(s) |
|--------------------------|--------------------------|------------------------|-------------------------------|
| North | CGC | PUD | Warehousing/Distribution |
| East | BP | IBP | Warehousing/Distribution |
| South | BP | IBP | Warehousing/Distribution |
| West | LI | IL | Gas Station/Convenience Store |

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

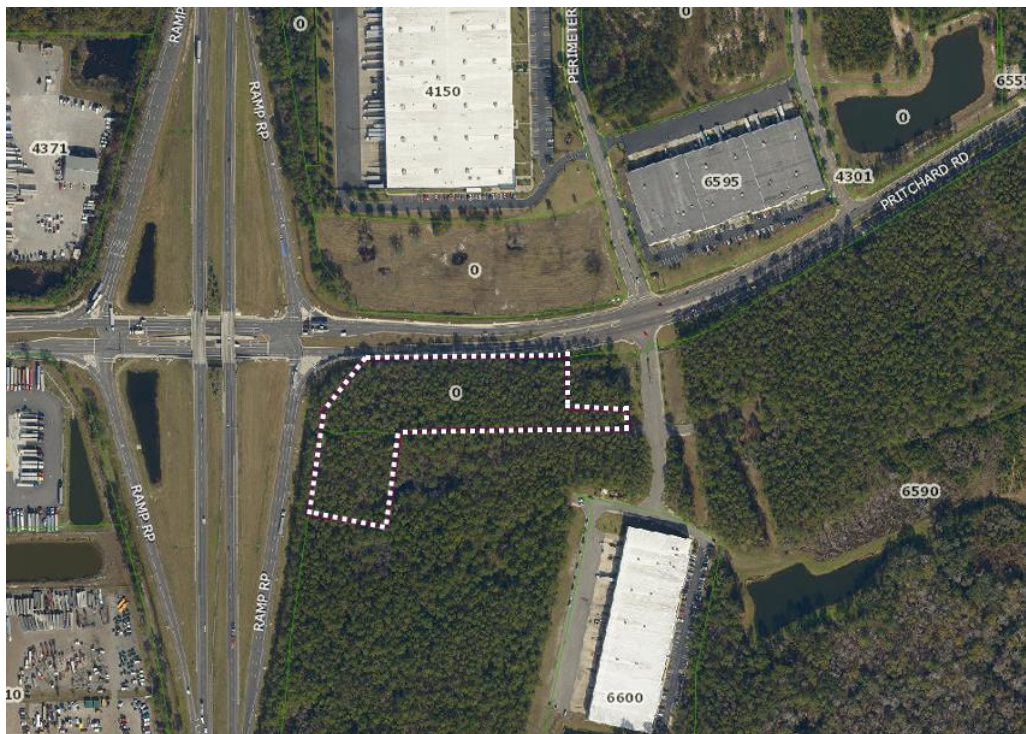
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 28, 2019 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0607** be **APPROVED**.



Aerial View

Source: JaxGIS Map



Subject Site

Source: Planning & Development Department 09/10/2019



Entrance to Subject Property

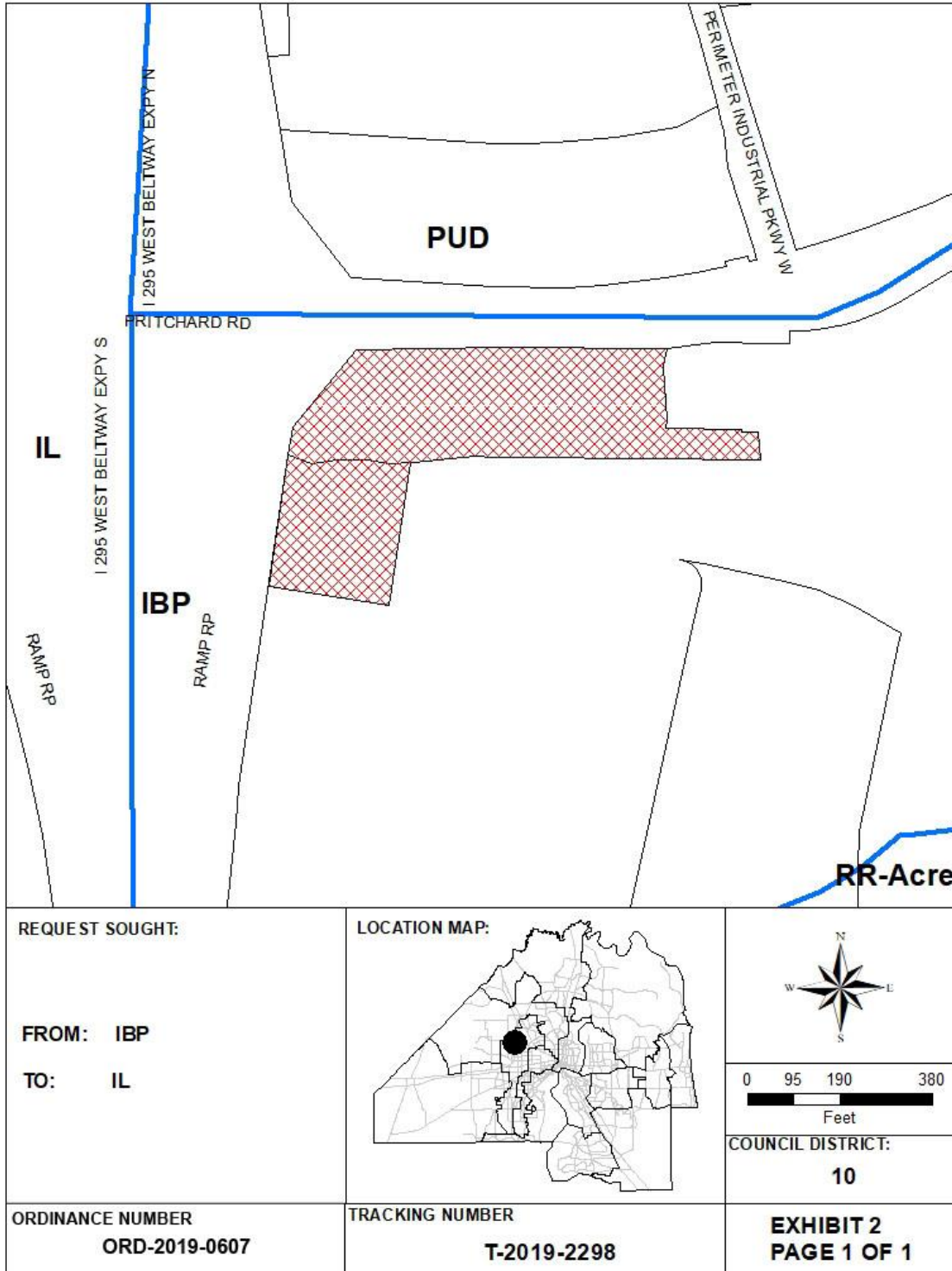
Source: Planning & Development Department 09/10/2019



Subject Property along Pritchard Road
Source: Planning & Development Department 09/10/2019



View of Property to the North
Source: Planning & Development Department 09/10/2019



Legal Map
 Source: JaxGIS Map