

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0548

September 5, 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 2019-0548.

Location: 2619 Rolac Road
Between Clydo Road and Rolac Road

Real Estate Number(s): 147748-0000; 147756-0000

Current Zoning District(s): Industrial Business Park (IBP)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

Applicant/Agent: Curtis Hart
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Robert Wolfenden
15066 Wheelbarrow Creek Road
Stevensville, Montana. 59870

Peters, Spencer & Associates
4856 Victor Street. Suite A
Jacksonville, Florida. 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2019-312 seeks to rezone approximately 2.52 acres of land from Industrial Business Park (IBP) to Industrial Light (IL). The rezoning is being sought to allow the entire 3.2 acres of the two subject parcels to be developed with the uses allowed in the Industrial Light zoning district.

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. According to the Future Land Use Element (FLUE), LI is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial on residential areas, such as noise, odor, toxic chemical and wastes. The rezoning to IL is consistent with the LI land use category.

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:

FLUE 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.

The proposed project will be served by centralized wastewater and potable water distribution per the provided JEA Letter dated June 10, 2019. The proposed project is consistent with Policy 1.2.9 of the Comprehensive Plan.

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 would bring an additional parcel, and a portion of an existing IL Parcel, into the IL Zoning district that is prominent in the surrounding area. The new additions will

add to the viability of the existing industrial area which ensure that the proposed is consistent with Objective 3.2 of the Comprehensive Plan.

Industrial Zones

The subject property is located within the “Industrial Situational Compatibility” Zone. ‘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.

SURROUNDING LAND USE AND ZONING

The immediate are 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	LI	IL/ IBP	Warehouse / Prefab Use
South	LI	IL	Warehouse / Storage / Manufacture
East	LI	IL	Manufacture Light / Warehouse / Storage
West	LI	IBP	Warehouse / Storage

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 22, 2019, the required Notice of Public Hearing sign was posted.



Source: Planning and Development
Date: August 22, 2019

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2019-458 be **APPROVED**.



Aerial View

Source: JaxGIS
Date: August 22, 2019



View of the part of the subject parcels that is being sought to be rezoned from Clydo Road.

Source: Planning and Development
Date: August 22, 2019



View of the subject parcels from Rolac Road.

Source: Planning and Development

Date: August 22, 2019



View of the neighboring landscaping business across Rolac Road from the subject site.

Source: Planning and Development

Date: August 22, 2019



View of the neighboring tree service business to the west of the subject property.

Source: Planning and Development

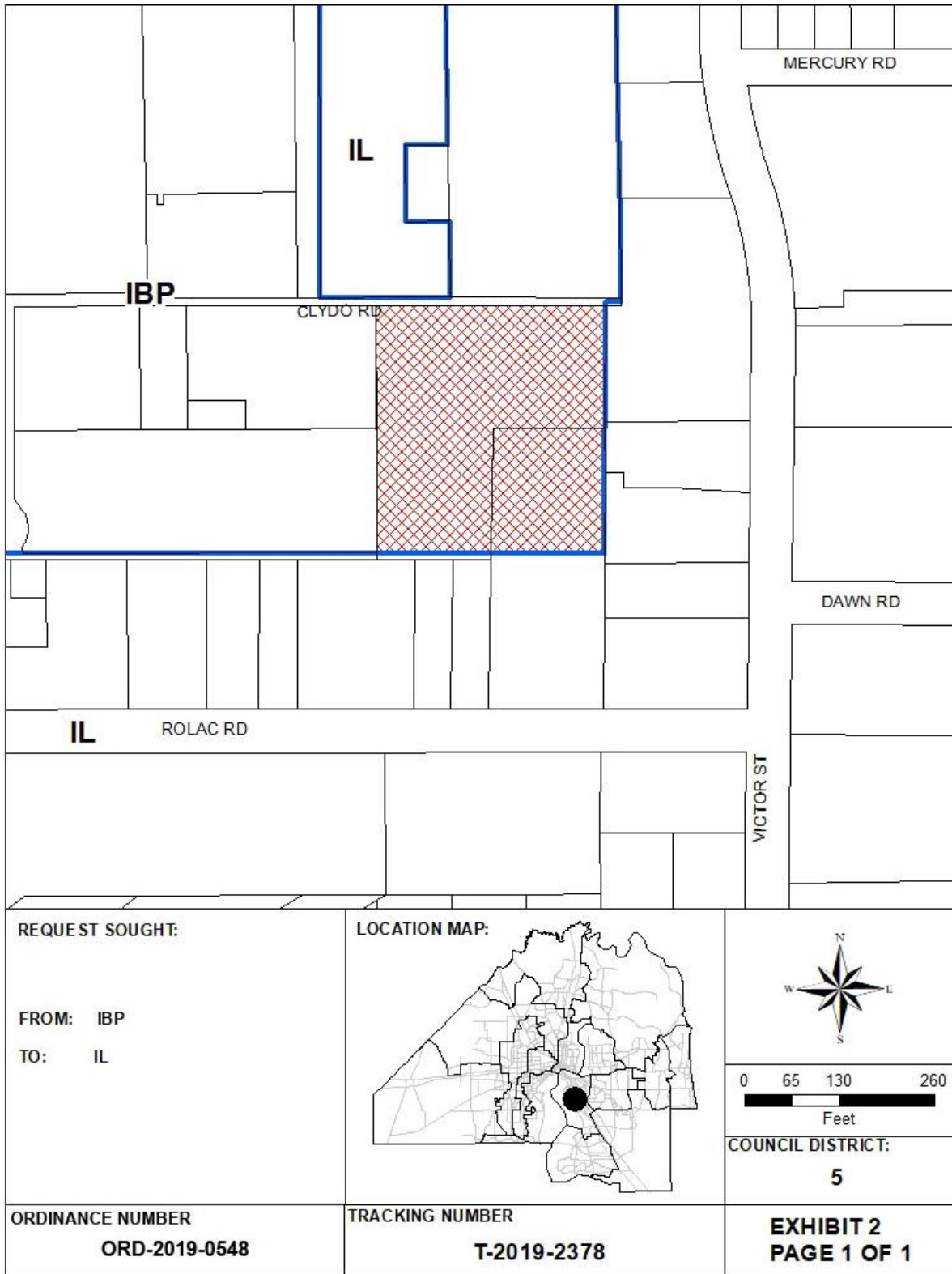
Date: August 22, 2019



View of the neighboring glass and mirror business to the west of the subject site along Clydo Road.

Source: Planning and Development

Date: August 22, 2019



Legal Map

Source: JaxGIS
Date: August 22, 2019