

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2020-009**

**February 6, 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 **2020-009**.

***Location:*** 7820 Pritchard Road; between Taylor Estate Lane and Reason Lane/Westside Industrial Drive

***Real Estate Numbers:*** portion of 003422-0010

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Industrial Business Park (IBP)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Business Park (BP)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** Jennifer Camile Rhoden  
Lin Electric Inc.  
3840 Magill Road  
Jacksonville, FL 32220

***Owner*** Arlie Ben Davis  
7742 Pritchard Road  
Jacksonville, FL 32219

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2020-009** seeks to rezone a portion of a parcel, approximately 1.5 acres in size, from the RLD-60 to the IBP zoning district in order to cover an existing single-family dwelling to an office. The office will be utilized by Lin Electric to allow for an expansion of their offices. The parcel is approximately 6.5 acres in total and the remaining 5 acres will stay zoned RLD-60 to allow the owners to create rental homes for their employees to live in.

The subject property is located directly to the east of I-295 after Imeson Rd and south of the Westside Industrial Park. The area immediately surrounding the subject property is residential in nature; however, properties on the north side of Pritchard Road are primarily industrial in nature.

There is a companion Small Scale Land Use Amendment, L-5417-19C (Ord. 2020-008) requesting that the subject property be changed from Low Density Residential to Business Park.

### **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 zoning district change from RLD-60 to IBP. Concurrently there is a land use application to change the land use category from LDR to BP. The applicant would like to convert the existing home to an office for their electric company. If the land use application is approved, then the rezoning would be consistent with the land use category. Offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) is allowed in the BP land use category.

#### ***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:

##### **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 IBP zoning district works as a transitional zoning category between residential and industrial uses. The office space is an appropriate use and compatible with the 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. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

The proposed office on the portion of the large property is compatible with the surrounding area and the proposed mix of uses on the property achieves an integrated land use fabric, which promotes the growth of a local business.

**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 pending approval of the Land Use Companion Application (L-5417-19C).

**SURROUNDING LAND USE AND ZONING**

The subject property is located directly to the west of I-295 and Imeson Road and south of Westside Industrial Park.

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LI	PUD 2004-911-E	Industrial Parking/Distribution/Warehousing
East	LDR	RLD-60	Single Family Dwelling
South	LDR	RLD-60	Vacant Wooded Lot
West	LDR	RLD-60	Single Family Dwellings

The properties immediately adjacent to the subject site to the south, west, and east are residential zoned but are large wooded lots with one mobile home or vacant and undeveloped. The properties located across Pritchard Road are a part of an industrial business park with warehousing, distribution, storage and other industrial uses on site. The proposed use of Offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) is compatible and an allowed use in the IBP Zoning District.

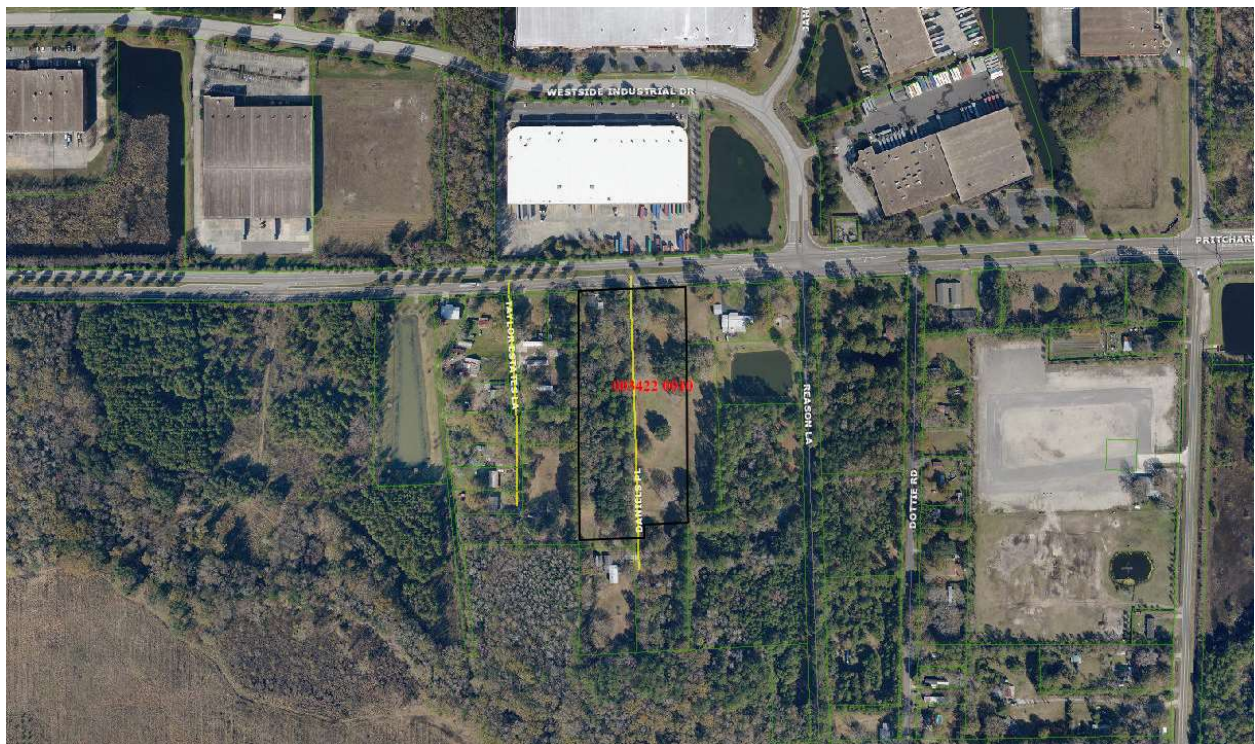
**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on January 28, 2020, 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 2020-009 be **APPROVED**.



**Aerial**



**Subject Property**

*Source: COJ, Planning & Development Department  
Date: 01/28/2020*



**Daniels Place: additional access to property**

*Source: COJ, Planning & Development Department  
Date: 01/28/2020*



**Property to the east (7742 Pritchard Rd)**

*Source: COJ, Planning & Development Department  
Date: 01/28/2020*



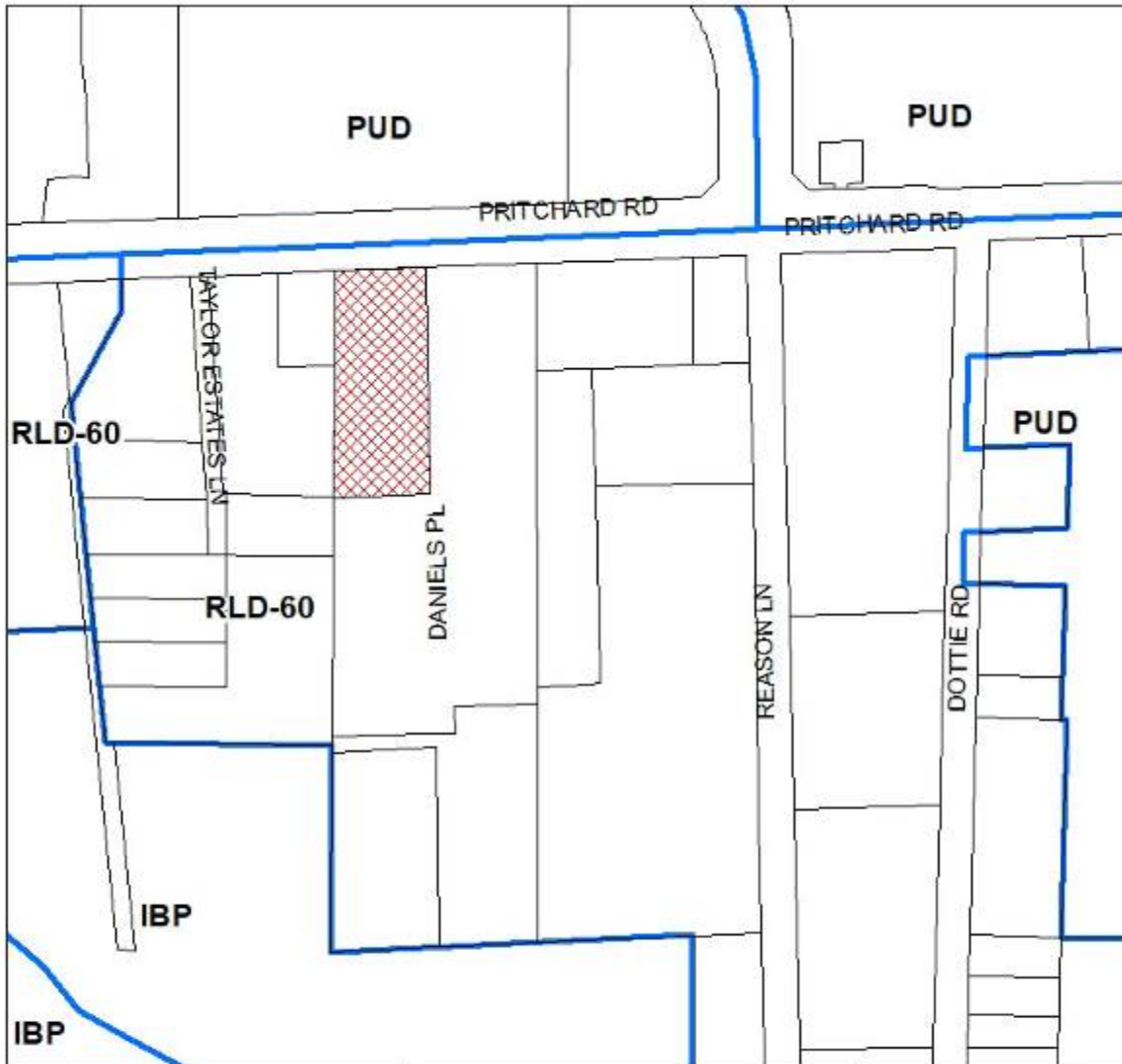
**Pritchard Road**



*Source: COJ, Planning & Development Department  
Date: 01/28/2020*



**Property to the north**

*Source: COJ, Planning & Development Department*  
*Date: 01/28/2020*



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: IBP</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0009</p>	<p>TRACKING NUMBER</p> <p>T-2019-2621</p>	<p>COUNCIL DISTRICT:</p> <p>10</p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>