

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-385**

5 AN ORDINANCE REZONING APPROXIMATELY 174.0±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 2619  
7 IGNITION DRIVE, 0 IGNITION DRIVE, AND 0 DUVAL  
8 ROAD, BETWEEN DUVAL ROAD AND ARMSDALE ROAD  
9 (R.E. NOS. 019539-0010, 019541-0500, 019541-  
10 0520, 019541-0540, AND 019541-0560), AS  
11 DESCRIBED HEREIN, OWNED BY NP JACKSONVILLE  
12 INDUSTRIAL, LLC, NP JACKSONVILLE INDUSTRIAL I,  
13 LLC, AND NP JACKSONVILLE INDUSTRIAL PARK  
14 ASSOCIATION, INC., FROM PLANNED UNIT  
15 DEVELOPMENT (PUD) DISTRICT (2009-143-E) TO  
16 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
17 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
18 TO PERMIT INDUSTRIAL USES, AS DESCRIBED IN THE  
19 PARK 295 INDUSTRIAL PARK PUD; PROVIDING A  
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
22 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

25 **WHEREAS,** NP Jacksonville Industrial, LLC, NP Jacksonville  
26 Industrial I, LLC, and NP Jacksonville Industrial Park Association,  
27 Inc., the owners of approximately 174.0± acres, located in Council  
28 District 7 at 2619 Ignition Drive, 0 Ignition Drive, and 0 Duval  
29 Road, between Duval Road and Armsdale Road (R.E. Nos. 019539-0010,  
30 019541-0500, 019541-0520, 019541-0540, and 019541-0560), as more  
31 particularly described in **Exhibit 1**, dated June 11, 2020, and

1 graphically depicted in **Exhibit 2**, both of which are **attached**  
2 **hereto** (Subject Property), have applied for a rezoning and  
3 reclassification of that property from Planned Unit Development  
4 (PUD) District (2009-143-E) to Planned Unit Development (PUD)  
5 District, as described in Section 1 below; and

6 **WHEREAS**, the Planning Commission has considered the  
7 application and has rendered an advisory opinion; and

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

10 **WHEREAS**, the Council finds that such rezoning is: (1)  
11 consistent with the *2030 Comprehensive Plan*; (2) furthers the  
12 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
13 (3) is not in conflict with any portion of the City's land use  
14 regulations; and

15 **WHEREAS**, the Council finds the proposed rezoning does not  
16 adversely affect the orderly development of the City as embodied in  
17 the Zoning Code; will not adversely affect the health and safety of  
18 residents in the area; will not be detrimental to the natural  
19 environment or to the use or development of the adjacent properties  
20 in the general neighborhood; and will accomplish the objectives and  
21 meet the standards of Section 656.340 (Planned Unit Development) of  
22 the Zoning Code; now, therefore

23 **BE IT ORDAINED** by the Council of the City of Jacksonville:

24 **Section 1. Property Rezoned.** The Subject Property is  
25 hereby rezoned and reclassified from Planned Unit Development (PUD)  
26 District (2009-143-E) to Planned Unit Development (PUD) District.  
27 This new PUD district shall generally permit industrial uses, and  
28 is described, shown and subject to the following documents,  
29 **attached hereto:**

30 **Exhibit 1** - Legal Description dated June 11, 2020.

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

1 **Exhibit 3** - Written Description dated May 19, 2020.

2 **Exhibit 4** - Site Plan dated June 6, 2018.

3 **Section 2. Owner and Description.** The Subject Property  
4 is owned by NP Jacksonville Industrial, LLC, NP Jacksonville  
5 Industrial I, LLC, and NP Jacksonville Industrial Park Association,  
6 Inc., and is legally described in **Exhibit 1, attached hereto.** The  
7 agent is Andrew Burrer, 4805 Montgomery Road, Suite 310,  
8 Cincinnati, OH 45212; (419) 320-5956.

9 **Section 3. Disclaimer.** The rezoning granted herein  
10 shall **not** be construed as an exemption from any other applicable  
11 local, state, or federal laws, regulations, requirements, permits  
12 or approvals. All other applicable local, state or federal permits  
13 or approvals shall be obtained before commencement of the  
14 development or use and issuance of this rezoning is based upon  
15 acknowledgement, representation and confirmation made by the  
16 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
17 or designee(s) that the subject business, development and/or use  
18 will be operated in strict compliance with all laws. Issuance of  
19 this rezoning does **not** approve, promote or condone any practice or  
20 act that is prohibited or restricted by any federal, state or local  
21 laws.

22 **Section 4. Effective Date.** The enactment of this  
23 Ordinance shall be deemed to constitute a quasi-judicial action of  
24 the City Council and shall become effective upon signature by the  
25 Council President and the Council Secretary.

26  
27 Form Approved:

28           /s/ Shannon K. Eller          

29 Office of General Counsel

30 Legislation Prepared By: Erin Abney

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