

1 Introduced and amended by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2021-14-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.69± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 7 AT 124 WEST
7 4TH STREET AND 134 WEST 4TH STREET, BETWEEN SILVER
8 STREET AND LAURA STREET (R.E. NOS. 070864-0000
9 AND 070865-0000) AS DESCRIBED HEREIN, OWNED BY
10 PIERIA, INC., FROM RESIDENTIAL MEDIUM DENSITY-
11 SPRINGFIELD (RMD-S) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL USES,
15 AS DESCRIBED IN THE WEST 4TH APARTMENTS PUD; PUD
16 SUBJECT TO CONDITION; 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.
20

21 **WHEREAS**, Pieria, Inc., the owner of approximately 0.69± of an
22 acre, located in Council District 7 at 124 West 4th Street and 134
23 West 4th Street, between Silver Street and Laura Street (R.E. Nos.
24 070864-0000 and 070865-0000), as more particularly described in
25 **Exhibit 1**, dated March 13, 2020, and graphically depicted in **Exhibit**
26 **2**, both of which are **attached hereto** (Subject Property), has applied
27 for a rezoning and reclassification of that property from Residential
28 Medium Density-Springfield (RMD-S) District to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

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

7 **WHEREAS**, the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Residential Medium Density-
18 Springfield (RMD-S) District to Planned Unit Development (PUD)
19 District. This new PUD district shall generally permit single family
20 and multi-family residential uses, and is described, shown and subject
21 to the following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated March 13, 2020.

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

24 **Exhibit 3** - Written Description dated November 23, 2020.

25 **Exhibit 4** - Site Plan dated November 17, 2020.

26 **Section 2. Rezoning Approved Subject to Condition.** This
27 rezoning is approved subject to the following condition. Such
28 condition controls over the Written Description and the Site Plan and
29 may only be amended through a rezoning.

30 (1) The Subject Property owner(s) shall be responsible for the
31 installation of the paved alley and the subsequent maintenance of the

