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**CITY OF OCALA****Meeting Date: April 11th, 2022****PLANNING AND ZONING COMMISSION MEMO**

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**Subject:** Zoning Change**Submitted by:** Divya Govindaraju**City Council Date:** May 3, 2022 (1<sup>st</sup> reading)May 18, 2022 (2<sup>nd</sup> & final reading/public hearing)

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**STAFF RECOMMENDATION** (Motion Ready): Recommend a zoning change from R-3, Multi-Family Residential, to B-2, Community Business, for property located at 432 NW Martin Luther King Ave, approximately 3.97 acres. (Case ZON22-44678)

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**OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub**

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**BACKGROUND:**

- Applicant: O'Donald Clark
- Property Owner: D&L Real Estate Investments LLC
- The subject property is at the intersection of Martin Luther King Ave and NW 4<sup>th</sup> Street.
- Surrounding uses are primarily residential with some institutions, recreational facilities, and offices along Martin Luther King Ave.
- The property is in the Croskey Commons Main Street Mixed Use District. The B-2, Community Business, zoning district furthers the mixed-use potential of the Croskey Commons Main Street Mixed Use District.
- The future land use classification on this property is Medium Intensity/ Special District. The B-2, Community Business zoning district is allowed in the Medium Intensity/ Special District future land use classification.
- The site has an existing funeral home.
- The proposed use of the site is a crematorium. Rezoning from R-3, Multifamily Residential to B-2, Community Business will allow the property to be used for a crematorium.
- Further development must meet all applicable Land Development Codes.

**FINDINGS AND CONCLUSIONS:** The B-2, Community Business zoning district is consistent with the Medium Intensity future land use classification and with the surrounding area. Staff recommends approval of the requested zoning designation.

**FISCAL IMPACT:** N/A

**ALTERNATIVES:**

- Approve with changes
- Deny
- Table

**SUPPORT MATERIALS:**

- Staff Report
- Case Map
- Aerial Map