



Planning & Zoning Commission

December 13, 2021

Case No. ZON21-44560

Staff Report

Petitioner: BAB Quality Homes, LLC
Agent: Davis Dinkins
Property Owners: L&V Sutton Investments, LLC & Martin Okonkwo
Project Planner: Ian Rynex, AICP
Zoning Change Request: from: O-1, Office District
to: R-3, Multi-Family Residential

Parcel Information

Acres: ±2.91
Parcel(s)#: 29505-009-01, 29505-009-02, 29505-009-03
Location: Southeast corner of SE 30th Avenue and SE 18th Street
Existing use: Undeveloped
Future Land Use: Low Intensity

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	B-1, Neighborhood Business	Vacant County Land
East	Low Intensity	O-1, Office District	Medical Office
South	Public	GU, Government Use Pending	Undeveloped
West	Low Intensity	INST, Institutional	Church

Background

- This property is located near the southeast corner of SE 30th Avenue and SE 18th Street.
- The applicant has indicated the intention to build a multi-family housing development.
- Due to the lack of residential in the immediate area, development on this parcel will pose minimal impact on surrounding properties. In addition, there is a deficit of multi-family in the region. This development would help meet that need.
- The properties have good access to Maricamp Rd.
- The future land use classification on this property is Low Intensity. The R-3 zoning district is compatible with this land use.
 - Low Intensity permits up to 18 dwelling units per acre.
 - R-3 permits up to 50-foot building height.
 - Architectural Review will be required.

Staff Recommendation:

Approval of ZON21-44560

Basis for Approval

The R-3 zoning district is consistent with the Low Intensity future land use classification and with the surrounding area.

Factual Support

1. The proposed R-3 zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.3: Low Intensity:** The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.¹
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service Impact Analysis

Transportation: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Electric: The property is in the Ocala Electric Utility service territory.

Potable Water: Service is available within 1/4 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: Service is available within 1/8 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

Stormwater: For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.²

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This property is currently served by Maplewood Elementary, Osceola Middle, and Forest High School.

Adequate capacity exists for this project from a districtwide perspective (see District Wide Utilization). Two of the three schools serving the area of this proposed Land Use change are experiencing persistent localized overcrowding. The extent of the project's adverse impacts to the already overcrowded schools

is subject to a number of specifics (e.g. age-restricted or all ages market rate, project timing, phasing, absorption rate and extent of build out).

ZON21-44560						
BAB HOMES					PROPOSED	ALLOWED
				DWELLING TYPE	PROJECT DWELLING UNITS	
	DISTRICT WIDE		SY 21-22	MFR	N/A	52
SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	60th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	92%	MAPLEWOOD	104.4%	0.097	N/A	5
M	83%	OSCEOLA	112.6%	0.040	N/A	2
H	88%	FOREST	95.7%	0.043	N/A	2

Zoning

Existing

O-1, Office District: The intent of the office (O-1) district is to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses, but limited to a total of ten percent of the square footage of a permitted office building.³

Requested

R-3, Multi-Family Residential: The multi-family residential (R-3) district is intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family and multi-family dwellings, residence-offices and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment.⁴

¹ Ocala Comprehensive Plan Future Land Use Element, Policy 6.3, Low Intensity

² City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

³ City of Ocala Land Development Code, Section 122-521, Intent and Purpose

⁴ City of Ocala Land Development Code, Section 122-351, Intent and Purpose