



Petitioner: Ocala Trophy Limited Partnership
Property Owner: Ocala Trophy Limited Partnership
Project Planner: Breah Miller, Planner II
Rezoning Request From: SC, Shopping Center
To: B-2, Community Business

Site’s Present Future Land Use & Zoning

Future Land Use

Low Intensity

Parcel Information

Acres: ±3.18 acres
Parcel(s)#: Parcel # 2389-100-003
Location: west side of Tartan Road, south of properties addressed 5500 and 5300 SW College Road
Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	SC, Shopping Center	Credit Union
East	Low Intensity	B-2, Community Business SC, Shopping Center	Multi- Family Publix
West	Low Intensity	PUD, Planned Unit Development	Residential
South	Low Intensity	PUD, Planned Unit Development	Residential

Background

The subject property is located on west side of Tartan Road, south of properties addressed 5500 and 5300 SW College Road. It is part of the Heath Brook South B-2 plat which was platted in May of 2003. The property was a part of the Heath Brook master plan as phase III of the Heath Brook shopping center. However, only phase 1 has been developed and there hasn’t been any developments added to the master plan of the shopping center for this property. Therefore, should this rezoning be approved, it will not affect the existing shopping center.

The current owner is requesting to rezone to B-2, Community Business, so that they may develop a multi-story, internally accessed self-storage facility. There has been no site plan submitted at this time but a site plan will be required before a building permit is issued.

When comparing the B-2 and SC district, B-2 has approximately 40 permitted uses that are not allowed in the SC district. These uses fall into the categories of residential use, business services, retail, hospitality and tourism, personal services, educational use, and recreation use. The B-2 broader variety of uses are still compatible with the surrounding area. More importantly the proposed use is compatible with the surrounding uses.

The current land use is Low Intensity and is to remain. The B-2, Community Business, District is compatible with the Low Intensity land use designation.

Staff Recommendation:	Approval of ZON22-45052
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Basis for Approval

Factual Support:

The proposed B-2, Community Business zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

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.

2. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community

Service Analysis:

Transportation: The subject property currently has frontage on SW 49th road. Developments that create 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Table 1: Traffic Circulation

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
SR-200 (SW 44 th Ct to I-75)	6	50mph	Arterial	D	59,900	44,400	C

Electric: The property is in the Sumter Electric service territory.

Internet: Fiber Optic Cable available on SR-200.

Potable Water: The property is in the City of Ocala service area. Services will pull from Water Treatment Plant #1 which has a permitted capacity of 24.42 million gallons per day (MGD). This facility has a total max daily flow of 5.670 MGD and an available capacity of 8.75 MGD.

Sanitary Sewer: The property is in the City of Ocala service area. Services will be pull from Water Reclamation Facility #3 which has a permitted capacity of 4 million gallons per day (MGD).

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: Services are available.

Fire Service: City Fire Station #6 is located within a 1-mile radius.

Schools: The proposed zoning district change and development is of no impact to the schools serving it.

Zoning

Existing

SC, Shopping Center: The purpose of this division is to ensure that shopping centers and single retail store developments are designed and located to make efficient use of the land and minimize the impacts on infrastructure, adjacent and nearby properties, and the environment.

Requested

B-2, Community Business: The community business and limited community business (B-2 and B-2A) districts are intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.