



Planning & Zoning Commission

December 13, 2021

Case No. FLUP21-44568

Staff Report

Petitioner: Lake Louise, LLC

Property Owner: Lake Louise, LLC

Agent: Fred Roberts

Project Planner: Aubrey Hale

Future Land Use Policy: Adopt a future land use policy for approximately ± 88.73 acres, addressing development conditions

Site's Present Future Land Use & Zoning

<u>Jurisdiction</u>	<u>Future Land Use</u>	<u>Zoning</u>
Marion County	Medium Residential ^(County)	R-1, Single Family Dwelling ^(County)

Parcel Information

Acres: ± 88.73 Acres

Parcel(s)#: 3062-004-001, 3062-005-001, 3062-006-007, 3060-002-004, 3060-003-001, a portion of 3060-004-001, 3060-005-001, 3060-006-001, 3061-002-001, 3061-003-001, a portion of 30785-000-00, 3060,000-000, 3060-001-002

Location: Northeast of the intersection of SW 7th Avenue and SW 32nd Street

Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commerce District ^(County)	M-1 ^(County)	Railroad
	High Residential ^(County)	R-3 ^(County)	Multi-Family residences
East	Low Intensity	OP – Office Park	Undeveloped
	Medium Residential ^(County)	R-1 ^(County)	
South	Medium Residential ^(County)	R-1 ^(County)	Single family residence
	Public ^(County)	R-1 ^(County)	DRA
West	Medium Residential ^(County)	R-1 ^(County)	Single family residence
	Public ^(County)	A-1 ^(County)	Undeveloped

Staff Recommendation: <i>Approval</i>
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Basis for Approval:

The subject property is proposed for annexation by the City of Ocala and it is appropriate to assign a City land use designation. The proposed land use designation of Low Intensity is consistent with the Comprehensive Plan and the surrounding area. The policy will provide development conditions that ensure compatibility with existing surrounding uses and future growth within the designated land areas.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.

- b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Background:

- This property is contiguous to the city limits. It was platted for single-family development, but most lots and infrastructure were not developed.
- Annexation was requested to obtain city services.
- A new PD, Planned Development, will be submitted for review and approval for the entirety of the development.
- Low Intensity land use is proposed along with the associated land use policy.
- The surrounding areas are predominately single-family dwellings on large lots/estate lots of more than one acre. Development east of the project area along SW 32nd Street contains a commercial node at the intersection of US Hwy 441 and SW 32nd Street. SW 7th Avenue transitions south to north from residential to light industrial and commercial approaching SR 464.

Policy:

The City of Ocala is proposing a land use policy approved, as follows:

- a. The entire acreage designated shall be developed as a Planned Development, and shall consist of phases for the entire project area under the City's Code of Ordinances.
- b. The maximum density for any project area including any density incentives shall be 16 dwelling units per gross acre with a maximum total of 1,146 dwelling units allowed. Total dwelling units allowed shall be reduced in proportion to the commercial acreage developed.
- c. Commercial development shall be addressed in a Planned Development and shall limit commercial development to neighborhood business uses as identified in the City of Ocala's Land Development Code. Industrial, manufacturing, distribution, and warehouse uses shall be prohibited.
- d. Ingress/egress access via a public or private right-of-way shall be provided or maintained to those parcels identified under Marion County Parcel Identification Numbers 3060-003-012, 3060-003-012 and 3060-007-006.
- e. Access points shall be centralized within the development and permit no more than two ingress/egress access connections to SW 7th Avenue and SW 32nd Street. The nature of the access shall be determined during a traffic study/analysis.
- f. Perimeter buffers will be provided and designed as part of the Planned Development.

- g. Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System that includes the entire acreage designated as PD. The applicant shall provide all necessary transportation mitigation as determined by the traffic analysis.

Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Table 1: Traffic Circulation¹

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
CR475C/SW 42nd St SR 200 to SW 7 th Ave	4	Principal Arterial	E	35,820	18,800	C
SW 7 th Ave SW 32 nd (also 42 nd) St to SR 464	2	Local	E	29,340	4,000	B

LOS=Level of Service, AADT=Annual Average Daily Traffic

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available. A city sewer line is within 600 feet of the property. Therefore, the developer will pay to extend it to serve the development.

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-storm event.²

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: Precise impact on schools is unknown at this time because the PD has not been submitted. The development is anticipated to be a mix of residential product which will have an impact on local schools.

Land Use Designation

Existing:

Medium Residential (County). This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Requested:

Low Intensity. The Low Intensity³ 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 Ocala/Marion County Transportation Planning Organization, Congestion Management Plan Database, 2021.

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

³ Ocala Comprehensive Plan Future Land Use Element, Policy 6.3, Low Intensity