



## Planning & Zoning Commission

March 14, 2022

Case No. ZON22-44673

Staff Report

**Petitioner:** Midstate Roof Truss & Timber, Inc.

**Property Owner:** Midstate Roof Truss & Timber, Inc.

**Project Planner:** Tye Chighizola

**Zoning Change Request:** from: M-3, Heavy Industrial  
to: M-2, Medium Industrial

### Parcel Information

Acres: ~3.2

Parcel(s)#: 25491-000-000

Location: approximately 450 feet east of NW Martin Luther King Jr. Avenue in the 1700 block

Existing use: Undeveloped

Future Land Use: Medium Intensity/Special District

### Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Medium Intensity	M-3	Undeveloped City parcel (future ROW)
East	Medium Intensity	M-3	Undeveloped – used for vegetation chipping
South	Public	R-2	WRA – City walking Trail
West	Medium Intensity	M-3	Undeveloped parcels

### Background

- The subject property is undeveloped and is non-conforming as it does not have frontage on a right-of-way that meets City standards.
- The properties in this area have been accessed via NW 18<sup>th</sup> Street. The intersection of NW 18<sup>th</sup> Street and Martin Luther King Jr. (MLK) Avenue was relocated southerly to align with the NW 18<sup>th</sup> Street on the west side of MLK Avenue when MLK Avenue was widened to four lanes. NW 18<sup>th</sup> Street was partially improved on a parcel of land owned by the City and connected to the existing road ROW. However, the improvements dead-end onto a dirt path which has crossed private property for many years. The City acquired in 2018 a 60'x399' strip of land adjacent north of the subject property on which the dirt path exists. It was part of the Royal Oak Charcoal acquisition. The City Engineer has confirmed that the City strip may be used as right-of-way for access to the subject property. Any development on the subject property will be required to construct access in accordance with City standards.
- The zoning designation of M-3, Heavy Industrial, became nonconforming when the Comprehensive Plan was adopted in 2013 and the land use was changed to Medium Intensity/Special District. A rezoning to M-2, Medium Industrial, will comply with the underlying land use.
- The surrounding area is relatively undeveloped, but has a number of medium industrial type uses.
- The above-stated factors make the site a viable location for medium industrial development allowable in the M-2 zoning district.

**Staff Recommendation:**

**Approval of ZON22-44673**

### **Basis for Approval**

The M-2 zoning district is consistent with the Medium Intensity/Special District future land use classification and with the surrounding area.

### **Factual Support**

1. The M-2 zoning district is consistent with the Medium Intensity/Special District future land use classification and with the surrounding area.
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 200 feet of the parcel with NW 18<sup>th</sup> Street ROW and connections will be determined during the site plan or subdivision review and approval process.

**Sanitary Sewer:** Service is available within 500 feet of the parcel within MLK Avenue 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.<sup>1</sup>

**Solid Waste:** Service is available.

**Fire Service:** Service is available.

**Schools:** This rezoning is not expected to have any impacts on schools.

### **Land Use Designation**

#### **Existing:**

**Medium Intensity/Special District** category facilitates developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, education facilities and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development code and must meet the intent of the Medium Intensity/Special District category,

including form and design guidelines as applicable. This mix is intended to promote a walkable urban form. The minimum density and intensity before any incentives in this future land use category is 5 dwelling units per gross acre or 0.15 FAR. The maximum density and intensity before any incentives is 30 dwelling units per acre or 4.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.<sup>2</sup>

## **Zoning Classification**

### **Existing:**

Heavy Industrial (M-3) zoning district is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas. Outdoor manufacturing activities and storage associated with permitted uses may be allowed. Service and commercial establishments as well as showroom and outdoor sales are not permitted in this district. Lots must have a minimum of 44,000 square feet and a minimum 200 feet of width. The maximum building height is 150 feet.

### **Proposed:**

Medium Industrial (M-2) zoning district is intended for wholesale distribution, warehouse storage, research and development, and light manufacturing of finished or semi-finished products. However, the M-2 district does allow outdoor storage and sales. Service establishments serving the industrial uses or district are also permitted. Lots in the M-2 district must have a minimum width of 200 feet and a minimum area of 20,000 square feet. Building heights may not exceed 60 feet.

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<sup>1</sup> City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

<sup>2</sup> Ocala Comprehensive Plan Future Land Use Element, Policy 6.2, Medium Intensity/Special District