



## Planning & Zoning Commission

December 13, 2021

Case No. LUC21-0003

Staff Report

**Petitioner:** Lake Louise, LLC

**Property Owner:** Lake Louise, LLC

**Agent:** Fred Roberts

**Project Planner:** Ian Rynex, AICP

**Land Use Change Request** from: Medium Residential (County)  
to: Low Intensity (City)

### Site's Present Future Land Use & Zoning

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

### 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 <sup>(County)</sup>	M-1 <sup>(County)</sup>	Railroad
	High Residential <sup>(County)</sup>	R-3 <sup>(County)</sup>	Multi-Family residences
East	Low Intensity	OP – Office Park	Undeveloped
	Medium Residential <sup>(County)</sup>	R-1 <sup>(County)</sup>	
South	Medium Residential <sup>(County)</sup>	R-1 <sup>(County)</sup>	Single family residence
	Public <sup>(County)</sup>	R-1 <sup>(County)</sup>	DRA
West	Medium Residential <sup>(County)</sup>	R-1 <sup>(County)</sup>	Single family residence
	Public <sup>(County)</sup>	A-1 <sup>(County)</sup>	Undeveloped

**Staff Recommendation:** *Approval*

### 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.

### 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 were never developed and most of the roads never built.
- Annexation was requested to obtain city services.
- A new PD, Planned Development, will be submitted for a mix of residential product.
- Low Intensity land use is proposed with an associated land use policy.

**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 Circulation<sup>1</sup>**

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
CR475C/SW 42nd St SR 200 to SW 7 <sup>th</sup> Ave	4	Minor Arterial	E	35,820	18,800	C
SW 7 <sup>th</sup> Ave SW 32 <sup>nd</sup> (also 42 <sup>nd</sup> ) 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.<sup>2</sup>

**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.

The associated FLUP21-44568, not yet approved, would limit development to 16 units per acre and to a total of 1,146 units. According to these caps, the following school data has been generated.

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).

LUC21-0003						
LAKE LOUISE					PROPOSED	ALLOWED
				DWELLING TYPE	PROJECT DWELLING UNITS	
	DISTRICT WIDE		SY 21-22	MFR	N/A	1146
SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	60th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	92%	SHADY HILL	85.6%	0.097	N/A	111
M	83%	OSCEOLA	112.6%	0.040	N/A	45
H	88%	BELLEVUE	111.4%	0.043	N/A	49

## 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 Intensity<sup>3</sup> 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.

<sup>1</sup> Ocala/Marion County Transportation Planning Organization, Congestion Management Plan Database, 2021.

<sup>2</sup> Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.

<sup>3</sup> Ocala Comprehensive Plan Future Land Use Element, Policy 6.3, Low Intensity