



Planning & Zoning Commission

January 9, 2023

Case No. LUC22-45057

Staff Report

Applicant: City of Ocala

Project Planner: Aubrey Hale

Land Use Change Request: from: Public
to: Medium Intensity/Special District

Parcel Information

Acres: 5.83
Parcel(s)#: 21385+000-00
Location: located on the south side of NW 35th Street in the 2100—2400 block
Existing use: Water Retention Area

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Public	GU	Water retention
	Employment Center	M-1	Trucking company & water retention
East	Commerce District (County)	M-1 & B-5 (County)	Demolition company, single-family residential, undeveloped, & railroad
	Public	GU, PD	Wetland recharge park (under construction), West Oak PD
South	Medium Intensity/Special District	PD	West Oak PD
West	Neighborhood	R-1, R-3, & INST	Undeveloped
	Employment Center (County)	M-2, Heavy Industrial (County)	Tree Debris yard/construction service establishment

Case Summary

The City of Ocala entered into a Redevelopment Agreement for the former Pine Oaks Golf course and the current West Oak PD plan facilitates redevelopment of the property into a mixed-income residential community with a variety of recreational amenities and some neighborhood-serving commercial uses along NW 35th Street. The West Oak PD rezoning and plan were approved in February 2021 and construction has commenced on infrastructure for the project.

The developer desires to increase the intensity of multi-family due to demands of the market as well as enhance the connection points to existing rights-of-way. The additional units, added connections to the right-of-way, increased building height, and additional property along NW 35th Street require the PD plan be amended by Planning & Zoning Commission and City Council. The developer has acquired the Water Retention Area from Marion County and will grant an easement back to the County for drainage from NW 35th Street. This will allow the developer to expand and reconfigure the pond to allow for more density and relocate the commercial parcel west of the proposed North/South spine road within the development.

The Medium Intensity / Special District future land use classification is being recommended because this development serves as a natural extension of the Pine Oak Square Main Street district envisioned in the West Ocala Vision & Community Plan. Medium Intensity / Special District areas were identified as part of the planning process with the intention of facilitating higher-density development in these areas to create walkable, mixed-use centers outside of the downtown.

By designating this property as part of the Pine Oak Square Main Street Medium Intensity / Special District, the city will be able to use the West Ocala Vision & Community Plan to guide development approvals on the site. This future land use classification also requires a minimum density of 5 dwelling units per acre, which helps to ensure that redevelopment of the golf course helps catalyze further development of supporting retail and service uses nearby and the creation of a true center in this area, as envisioned by the community and codified in the comprehensive plan.

Staff Recommendation:

Approval of LUC22-45057

Basis for Approval

The proposed future land use classification of Medium Intensity/Special District is consistent with the Comprehensive Plan and the West Ocala Vision & Community Plan. Staff recommend approval.

Level of Service Impact Analysis

Availability and Demand

The proposed land use change will increase the number of dwelling units that can be built on the property from 0 per acre to 30 per acre, or from a maximum of 0 dwelling units to 6,526 dwelling units. The maximum FAR for nonresidential development would increase from 0.15 to 4.0, or from a maximum of 1,421,406 square feet of building space to a maximum of 37,904,169 square feet of building space. This is a significant increase in maximum potential development. Realistically, development will be limited by market demand and through a PD plan and associated traffic impact analysis.

Traffic Circulation

A traffic impact analysis (TIA19-0002) has been submitted and is under City review. According to the latest version of the traffic impact analysis, this development will result in 13,946 gross trips and 9,365 net new trips at final buildout. Costs for necessary transportation improvements to accommodate these new trips are being shared between the City and the developer in accordance with the City Redevelopment Agreement for Pine Oaks. An updated traffic analysis (TIA22-44794) is currently underway which is considering the changes in the PD Amendment. Any additional impacts will be required to be mitigated by 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-hour storm event.¹

Solid Waste: During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.

Fire Service: To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

Schools: Schools serving this area are College Park Elementary, Howard Middle, and Vanguard High. District wide utilization is E = 93.89%, M = 90.16% and H = 100.25%. Capacity is available districtwide for elementary and middle schools; however high school capacity exceeds 100% for the district. The middle and high schools that will serve the project all have sufficient capacity to accommodate this development according to an analysis based on the accepted method of calculating students from the School Board. The project is projected to create 218 new elementary school students, which is an increase of 38 students from the original approved PD, plan. The project will also include 95 new middle school students, which is an increase 12 students from the original PD, plan. The project will also include 107 new high school students, which is a reduction 6 students from the original PD, plan. A total of 416 new students generated by this development is anticipated. The overall number has increased by 31 students from the original PD, plan with the biggest impacts on elementary and middle schools. Staff analysis was completed using the 40-day student count for the 2022 school year. The biggest change from the original PD, plan approval is the closure to an under-performing elementary school which created a greater impact on College Park elementary.

Land Use Classification

Existing

Public: The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan. There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.²

Requested

Medium Intensity/Special District: The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as “Medium Low” or “Medium High” on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational 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.³

¹ City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

² City of Ocala Comprehensive Plan, Future Land Use Element, Policy 6.6.

³ City of Ocala Comprehensive Plan, Future Land Use Element, Policy 6.2.