



Planning & Zoning Commission

February 12, 2018

Case No. PUD17-0003

Planning Comments (Exhibit A)

Applicant: Michael W. Radcliffe Engineering, Inc.
Property Owners: Country Green, LLP
Agent: Don Carl
Project Planner: David Boston, AICP, Senior Planner / GIS Analyst
Zoning Change Request: from: OP, Office Park
Pending (no zoning)
to: PD, Planned Development

Parcel Information

Acres: 40.67
Parcel(s)#: 23320-005-25 & 23812-000-00
Location: 4400 block of SW 20th Street
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	EC	M-1	Light manufacturing
East	LR/MR (County)	A-1/R-1 (County)	Single-family homes
	MI/SD	OP	Undeveloped
South	MI/SD	PUD-06	Undeveloped
West	MI/SD	PUD-06	Undeveloped
	MR (County)	R-1 (County)	Single-family homes

Background

- The property has a Medium Intensity / Special District future land use designation, which allows for a maximum of 30 dwelling units per acre, and this proposed conceptual site development plan would allow for close to 17 dwelling units per acre.
- If the conceptual site development plan and rezoning is approved by City Council, a PD final development plan shall be submitted and approved before construction may start, which will be subject to public hearing review by the Planning & Zoning Commission and City Council.

PD Conceptual Site Development Plan

The proposed conceptual site development plan is for a mixed-use Planned Development consisting of 670 multifamily units, 15 townhouses, and 137,000 square feet of commercial space.

Staff Recommendation:

Approval of PUD17-0003

Basis for Approval

The requested zoning designation of PD, Planned Development, and the conceptual site development plan with associated PD standards are consistent with the Medium Intensity / Special District future land use designation and the Comprehensive Plan.

Factual Support

1. The proposed PD zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element in the Comprehensive Plan:
 - a. **Objective 5:** The City shall plan and promote diverse mixed-use centers offering convenient shopping and services easily accessible by neighborhood residents wishing to either walk, ride a bicycle, use public transit, drive motorized vehicles, or utilize other viable mobility options.
 - b. **Policy 6.2: 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.
 - c. **Policy 10.3:** The City will encourage the creation and establishment of pathways to create bicycle and pedestrian connections between neighborhoods, commercial centers, employment centers, mixed-use centers, and the High Intensity/Central Core.
 - d. **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.
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 at the PD final development plan phase.

Table 1: Traffic Circulation¹

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2014 ADTs	Existing LOS
SW 20 th Street SW 60 th Ave to I-75	4	Collector	E	35,820	11,500	C
SW 20 th Street I-75 to SW 31 st Ave (CFCC Ent)	2	Collector	E	16,700	11,300	C
SW 38 th Avenue SR 40 to SW 20 th St	2	Collector	E	14,040	3,400	C
SW 38 th Avenue SW 20 th St to SW 40 th St	2	Collector	E	14,040	5,200	C

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2014 ADTs	Existing LOS
SW 60 th Avenue SR 40 to SW 20 th St	4	Collector	E	35,820	12,800	C
SW 60 th Avenue SW 20 th St to SW 38 th St	4	Collector	E	35,820	12,500* *2013 ADTs	C

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

Electric: The property is served by Ocala Electric Utility.

Potable Water: Service is available within 1/4 mile of the property.

Sanitary Sewer: Service is available within 1/8 mile of the property.

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.²

Solid Waste: The City of Ocala has a contractual agreement for unlimited tonnage with a solid waste disposal provider through Year 2018. During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.³

Fire Service: In order to maintain adequate fire protection services in the City, an impact fee and a fire services fee will be required during the development review process.

Schools: Development on this property would be served by College Park Elementary, Liberty Middle, and West Port High. While districtwide capacity exists, localized overcrowding is occurring at all three schools. Actual impacts are acknowledged to be dependent on phasing and development absorption rates. Based on current school capacity, attendance boundaries, and foreseeable future enrollments, any student generation will adversely impact the three schools serving these developments.

Zoning

Existing

OP, Office Park: The intent of the office park (OP) district is to promote the consolidation of land that is five acres or more for the development of offices and business services. Compatible commercial and residential uses that are secondary to the principal uses shall be permitted as accessory uses, but limited to 20 percent of the total square footage of the principal use or of the site.⁴

Requested

PD, Planned Development: A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and

structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare.⁵

¹ Ocala / Marion County Transportation Planning Organization 2010-2014 Traffic Counts & Trends Manual; Florida Department of Transportation Level of Service Inventory Report, 2014 Ocala / Marion County Transportation Planning Organization Level of Service Analysis; Florida Department of Transportation 2012 Generalized Service Volume Tables.

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

³ City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.

⁴ City of Ocala Land Development Code, Section 122-541, Intent and purpose.

⁵ City of Ocala Land Development Code, Section 122-940, Intent and purpose.