



Planning & Zoning Commission

July 11, 2022

Case No. PD21-44375

Staff Report

Applicant: Ocala Trophy, Ltd.

Agent: Christopher P Roper

Property Owners: Ocala Trophy, Ltd.

Project Planner: Eric Smith

Zoning from: B-2, Community Business
to: PD, Planned Development

Parcel Information

Acres: ±116.8 acres

Parcel(s)#: 23874-000-16 and 23874-000-17

Location: Southeast of Tartan Road, West of I75, North of SW 66 Street, and South of SW 43 Street Road

Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	SC, Shopping Center	Shopping Center
West	Low Intensity	B-2, Community Business	Hotel
South	Low Intensity	PD, Planned Development	Single Family Residential
East	Low Intensity	B-2, Community Business	Multi-Family Residential

Background:

The subject property is part the Heath Brook Planned Development. The western, eastern and northern parcels contain fully constructed and operational developments, respectively a Hotel, Apartment Complex, and Shopping Center. The parcels in question are proposed to amend the existing Heath Brook Planned Development by expanding the PD boundary. Including these two undeveloped parcels will in-turn increase allowable trip entitlements to accommodate an increased traffic capacity from the proposed SW 49 Avenue.

A master traffic study was performed for the Development of Regional Impact (DRI) by TPD in 2005. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. The current approved total PM peak hour trips is 3,802 PM peak hour net new trips. At the time of the original study SW 49th Avenue was not a committed transportation project.

The Heath Brook PD amendment has completed review with City staff. The original PD was approved by City Council in September of 2018 and was subsequently amended on December 1, 2020.

Staff Recommendation:	Approval of PD21-44375
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Basis for Approval:

The PD plan is consistent with the land development regulations and will provide extra trips to offset the increased traffic that will be generated by the scheduled expansion of SW 49th Avenue.

Factual Support:

A percentage of the traffic originally assigned by TPD to SR 200, SW 66th Street, and SW 60th Avenue to travel to areas northeast, east, and southeast of the development would be anticipated to utilize SW 49th Avenue Road. The following percentages of TPD's original trip distribution could reasonably be anticipated to utilize SW 49th Avenue Road based on the DRI's site layout and access points:

- 50% of trip distribution south on CR 475A = 2%
- 50% of trip distribution north on CR 475A = 5 %
- 25% of trip distribution south on SW 60th Avenue = 2%
- 25% of trip distribution east on SR 200 east of SW 27th Avenue = 4%

Based on the above percent distribution allocation to SW 49th Avenue Road, it is estimated that 13% of the DRI traffic could reasonably be re-assigned from the previously evaluated travel routes to utilize SW 49th Avenue Road. The Heath Brook DRI is entitled for 3,802 PM peak hour trips. A distribution of 13% of the approved trips to SW 49th Avenue would equate to 494 PM peak hour trips.

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. The Heath Brook DRI is currently entitled for 3,802 PM peak hour trips. The Heath Brook DRI is requesting to increase the entitlements by 494 PM peak hour project trips based on the extra capacity generated by the SW 49th Avenue Road construction.

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available.

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.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The impacted schools are currently experiencing localized overcrowding for Saddlewood Elementary, Liberty Middle, and West Port High, this amendment is not likely to create an additional impact to these facilities beyond what has already been approved.

Zoning Classification

Proposed:

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.

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