



Rezoning Staff Report

Case No. ZON25-0016

Planning & Zoning Commission: January 12, 2026

City Council (1st Reading): February 3, 2026

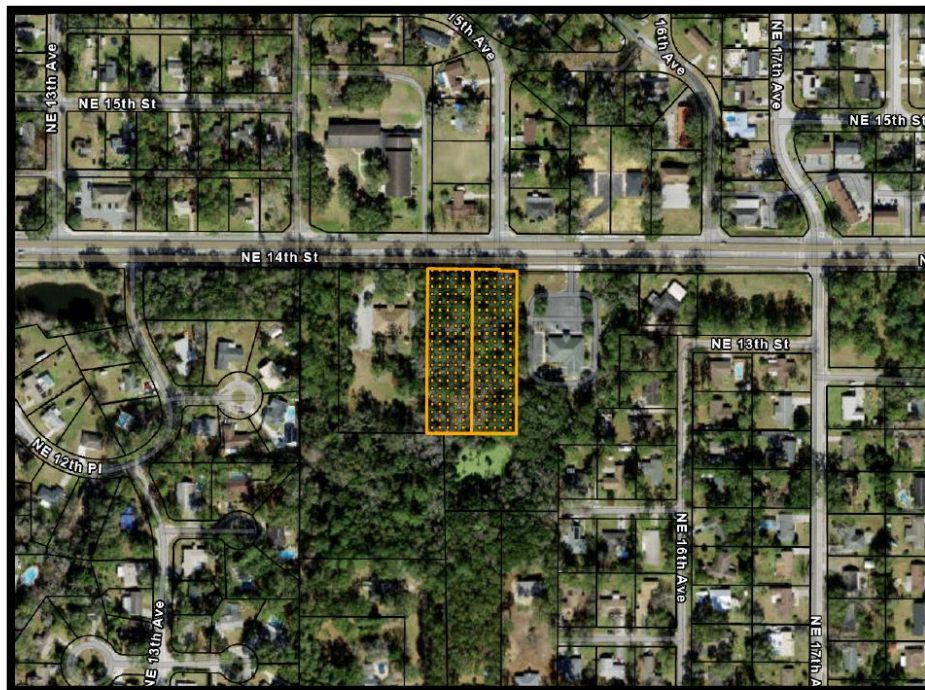
City Council (Adoption): February 17, 2026

Applicant:	Arun & Anjana Singh.
Property Owner:	Arun & Anjana Singh
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi- Family Residential

Parcel Information

Acres:	±2.26 acres
Parcel(s)#:	26496-005-00 & 26496-005-01
Location:	the 1400 block of NE 14th Street
Existing use:	Undeveloped
Future Land Use Designation:	Low Intensity
Zoning Designation:	R-1, Single Family District, and RO, Residential Office
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone two properties totaling approximately 2.26-acres from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi- Family Residential.

The agent, Danny Singh, is representing the applicant in this request.

Section 2 - Background Information

The subject properties encompass a total of approximately 2.26 acres. The current designations of the property are:

Zoning:

RO, Residential district is intended primarily for professional and business office uses that are not incompatible with adjacent residential zones. This district shall allow one- and two-family dwellings and professional and business offices.

R-1, Single Family district is intended to preserve established single-family neighborhoods and to provide new areas of low and moderate density single-family development.

Future Land Use:

Low Intensity, a maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

The subject properties are undeveloped and are accessed from State Road (SR) 492, also known as NE 14th Street. The properties have split zoning, with RO on the northern portion along SR 492 and R-1 to the south. Prior to being rezoned, the two surrounding properties followed a similar zoning pattern. Historically the City has utilized split zoning of properties to provide for a transition to lesser intensive zoning district. It is important to note that the character of the surrounding area changed in 2002 when the properties to the south, east and west were rezoned from RO and R-1 to INST, Institutional District. As indicated in Table 1 below, the subject property is surrounded on three sides (east, west, and south) by INST, Institutional District uses. The closest R-3 in proximity to the subject property is located on the northern side of SR 492 approximately 200-feet to the east.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	R-2, Two-Family Residential R-1, Single Family Residential	Duplex Duplex (Legal Non-Conforming)
East	Low Intensity	INST, Institutional	Marion Baptist Association Christian Counseling Associates
South	Low Intensity	INST, Institutional	Undeveloped Islamic Church
West	Low Intensity	INST, Institutional	Islamic Church

Section 3 – Staff Analysis

This report evaluates the proposed rezoning of the subject property from RO and R-1 to R-3 for consistency with the City of Ocala's Comprehensive Plan, the Land Development Code, and the surrounding area.

The subject property is located along a portion of SR 492 that includes a mix of neighborhood-scale commercial, residential office, institutional, and residential uses. Higher intensity development is centered along the corridor transitioning to lower intensive residential development. The proposed R-3 rezoning provides additional residential housing opportunities in the area while maintaining a compatible transition of uses to the surrounding properties.

The R-3 zoning district permits single-family, two-family, and multifamily residential development and allows a maximum building height of up to 50 feet. While this represents an increase in permitted intensity compared to the adjacent R-1 district, which limits building height to 35 feet, the R-3 district includes development standards intended to ensure compatibility with surrounding uses through setbacks, buffering, and site and architectural design requirements.

Properties located north of SR 492 include a greater concentration of R-3, Multifamily Residential zoning. Recent rezonings north of SR 492 further demonstrate the surrounding areas' capacity to accommodate higher-density residential development. While those approvals were location-specific, they reflect an established development pattern along SR 492 where multifamily zoning is appropriate in proximity to major transportation corridors.

The subject property's proximity to institutional uses provides an effective transitional of uses between higher-intensity development along SR 492 and lower-intensity residential neighborhoods to the south. As an arterial roadway, SR 492 provides more appropriate access for higher intensity uses such as multi-family development. Further, the City's Land Development Code provides multiple mechanisms to address site design, buffering, height transitions, and compatibility, ensuring that future development can be integrated in a manner consistent with surrounding land uses.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. Future Land Use Element Policy 6.5: Low Intensity. The intent of the Low Intensity 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.

Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

The form of buildings and development may be regulated for specified areas by a Form Based Code

or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for nonresidential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

Rezoning to R-3 aligns with the Low Intensity Future Land Use designation:

- *The proposed R-3 zoning district is consistent with the existing Low Intensity Future Land Use category which allows residential uses.*
- *The subject property is accessed from a major arterial roadway, SR 492 (NE 14th Street). Major arterial roads are intended to carry high volumes of traffic and connect major areas of the city to neighborhoods, commercial uses, and highways. They are also intended to support higher-intensity uses along corridors, with lower-intensity uses transitioning to the rear, which is consistent with the proposed rezoning.*
- *The R-3 district permits single-family, two-family, and multi-family development, which allows for the creation of a suburban environment with walkable design and open space amenities.*
- *R-3 developments can lead to higher pedestrian activity than the surrounding single-family.*

2. Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.

Staff Comment:

- *The requested rezoning is consistent with the Low Intensity Future Land Use designation and allows for residential development that can be designed to be compatible with surrounding uses. While the R-3 district permits a broader range of residential densities and a maximum building height of up to 50 feet, the City's Land Development Code includes development standards intended to ensure appropriate transitions in scale, height, and intensity. When developed in accordance with these standards, the R-3 district remains compatible with adjacent properties and aligns with the City's objectives for orderly growth and efficient use of existing infrastructure.*

Consistency with Land Development Regulations:

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The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3 , RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, PD, FBC
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Staff Comment: The requested R-3 zoning district is consistent with the existing Low Intensity Future Land Use designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	R-1, Single Family Residential	Intended primarily for professional and business office uses that are not incompatible with adjacent residential zones. This district shall allow one- and two-family dwellings and professional and business offices.	13,500	35-feet
Existing	RO, Residential Office	Intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	12,500	35-feet
Proposed	R-3, Multi-Family Residential	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family and multi-family dwellings, residence-offices and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment.	7,500	50-feet

Staff Comment:

The subject 2.26-acres meet the minimum lot area required for development within the R-3 zoning district.

Section 5 - Level of Service (LOS) Analysis

The proposed zoning amendment to change the zoning from R-1 and RO to R-3 does not alter or change the maximum potential density and intensity for the property. As a result, there is no change to the

potential impact to public facilities as a result of the amendment.

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the requested Low Intensity Future Land Use classification and pursuant to Section 122-244 of the Code of Ordinances.
- City utilities are available at this location, and no level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval of ZON25-0016

Exhibit A. Permitted Uses Table

*Permitted by Special Exception

Permitted Use Typ	RO, Residential Office	R-3, Multi family
Residential Operation		• Bed and breakfast • Community residential home, maximum of twelve unrelated residents per single-family residential dwelling. • Home occupation
Residential Type	• Residence- gallery • Residence- office • Single- family dwelling - Two- family dwelling	• Multi-family dwelling (subject to architectural review requirements in subsection 122-216(t). • Single-family dwelling. • Single-family (attached) dwelling unit. • Two-family dwelling.
Business service		• Parking lot*
Hospitality and tourism		• Antique gallery/art gallery/museum*
Office Use	• Professional and business office	• Professional and business office
Personal Service	• Hairstyling shop	
Community Service		• Church/place of worship* • Day care facility* • Library* • Private club*
Educational Use		
Recreational Use		• Recreation facility, indoor*
Public Use		• Park/open space area*
Health Care Use	• Medical and dental office on major and minor arterials • Medical and dental office on local and collector streets*	• Health care uses: Assisted living facility. • Neighborhood Wellness Center* • Transitional recovery facility*

Permitted Use Typ	R-1, Single Family Residential	R-3, Multi family
Residential Operation	• Community residential home • Home occupation	• Bed and breakfast • Community residential home, maximum of twelve unrelated residents per single-family residential dwelling. • Home occupation
Residential Type	• Single- family dwelling	• Multi-family dwelling (subject to architectural review requirements in subsection 122-216(t). • Single-family dwelling. • Single-family (attached) dwelling unit. • Two-family dwelling.

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<i>Business service</i>	• Parking lot*	• Parking lot*
<i>Hospitality and tourism</i>		• Antique gallery/art gallery/museum*
<i>Office Use</i>	• Professional and business office	• Professional and business office
<i>Personal Service</i>	• Hairstyling shop	
<i>Community Service</i>	• Church/place of worship* • Day care facility*	• Church/place of worship* • Day care facility* • Library* • Private club*
<i>Educational Use</i>		
<i>Recreational Use</i>		• Recreation facility, indoor*
<i>Public Use</i>	• Park/open space area*	• Park/open space area*
<i>Health Care Use</i>	• Medical and dental office on major and minor arterials • Medical and dental office on local and collector streets*	• Health care uses: Assisted living facility. • Neighborhood Wellness Center* • Transitional recovery facility*