



Petitioner: Marion County

Property Owner: Marion County

Project Planner: Emily W. Johnson, AICP

Zoning Change Request: from: M-2, Medium Industrial and R-1, Single-Family Residential
to: G-U, Governmental Use

Parcel Information

Acres: ±18.75 acres

Parcel(s)#: 21448-001-00

Location: In the 2500 block of NW Martin Luther King Jr Avenue

Existing use: Vacant/Undeveloped

Existing Future Land Use: Medium Intensity / Special District

Proposed Future Land Use: Public [LUC23-45389]

Overlay(s): West Ocala Community Redevelopment Area (CRA)

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-1, Single-Family Residential R-1A, Single-Family Residential R-2, Two-Family Residential	Platted residential subdivision (Tree Haven)
East	Neighborhood	R-3, Multi-Family Residential	Vacant/Undeveloped
South	Medium Intensity / Special District	M-2, Medium Industrial	City-owned WRA CSX Railroad Right-of-Way
West	Public Medium Intensity / Special District	G-U, Governmental Use R-2, Two-Family Residential	CSX Railroad Right-of-Way Ocala Wetland Recharge Park Vacant/Undeveloped

Background

The subject property is located approximately 430-feet north of the intersection of NW Martin Luther King Jr Avenue and NW 22nd Street, and is currently vacant and undeveloped. The property was annexed into the City in 1975. The citywide comprehensive plan amendment, adopted on January 22, 2013 (Ordinance 2013-13), changed the future land use designation of the subject property from Medium Industrial and Low Density Residential (on the northern 110-feet) to Medium Intensity / Special District. The subject property is currently zoned M-2, Medium Industrial, with the northern 110-feet zoned R-1, Single-Family Residential.

The Petitioner has submitted concurrent applications to amend the land use and zoning district of the subject property to Public and G-U, Governmental Use, respectively; it is the Petitioner's intent to develop the subject property as a consolidated fleet management facility for Marion County's governmental use and operation. To supplement the application, the Agent has provided a narrative

statement which indicates that the facility is anticipated to consist of an office/administrative building, vehicle maintenance areas, a fueling station to service fleet vehicles, and associated site infrastructure.

The requested G-U, Governmental Use, zoning district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Any lawful government or related use may be carried out within this zoning district, so long as it is compatible with surrounding uses (City of Ocala Code of Ordinances Section 122-481). The intended fleet management facility will support the County's provision of an essential public service, and necessitates a central location within their geographic area.

The subject property is adjacent to a City-owned Water Retention Area to the south; a CSX railroad right-of-way to the west, and a platted single-family residential subdivision (Tree Haven) to the north. In a preliminary meeting with staff, the Agent indicated that additional buffering will be provided along the northern property line (in lieu of the application the historic Low Density Residential land use and current R-1 zoning designations as a use buffer). The proposed zoning change is compatible with the surrounding area, the proposed Public future land use classification, and the intended future development of the property. Staff advised the Agent in a preliminary meeting that sidewalks, enhanced landscaping and screening, and public realm improvements may be required as part of the site plan review in order to maintain consistency with the Comprehensive Plan and 2035 Vision.

Staff Recommendation:

Approval

Basis for Approval

The G-U, Governmental Use zoning district is consistent with the proposed Public future land use classification. The proposed zoning is consistent and compatible with the surrounding area.

Factual Support

1. The proposed G-U, Governmental Use, zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.6: 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.
 - b. **Policy 7.2:** City guidelines shall be context-sensitive to provide appropriate transitions between adjacent land uses, with particular emphasis on building compatibility between neighborhoods and non-residential uses.
2. Consistent with the following principles of the Ocala 2035 Vision (2010):
 - a. Ocala is the County Seat, a vitally active center for regional employment in Marion County, with the strong presence of the financial, medical, industrial, office and government sectors of the economy.

3. 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: The subject property has approximately 890-feet of frontage along NW Martin Luther King Jr Avenue, which is a collector road with an uninterrupted traffic flow. The congestion management data is provided below.¹ Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NW Martin Luther King Jr Ave	2	40 MPH	Collector	E	29,340	3,400	B

Electric: The subject property is in the Ocala Electric Utility service territory.

Potable Water: Service is available. A City water main runs along NW Martin Luther King Jr Ave bordering the property. Connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: The City does not currently have sewer service infrastructure at this location. A Private gravity main exists on NW Martin Luther King Jr Ave, approximately 900-feet south of the subject property.

Stormwater: This property is not located within a flood zone. 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: Service is available.

Fire Service: Ocala Fire Rescue Station #1 is located 1.3 miles away.

Schools: This rezoning is not anticipated to affect any school district.

Zoning

Existing

M-2, Medium Industrial District: The medium industrial (M-2) district is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted.³

¹ Ocala-Marion TPO, *Congestion Management Plan Roadway Database*, October 2021.

² City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 6.5.

³ City of Ocala Code of Ordinances, Division 26, Sec 122-781.

R-1, Single-Family Residential District: The single-family residential (R-1, R-1A, R-1AA) districts are intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.⁴

Requested

G-U, Governmental Use District: The government (G-U) district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified G-U are shown on the official zoning map, but no column for G-U use restrictions is shown in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a G-U district. However, any governmental use or related use shall be compatible with surrounding uses.⁵

⁴ City of Ocala Code of Ordinances, Division 3, Sec 122-311.

⁵ City of Ocala Code of Ordinances, Division 11, Sec 122-481.