



Planning & Zoning Commission

February 14, 2022

Case No. ZON22-44636

Staff Report

Petitioner: Whitley Capital, LLC

Property Owner: Gregory J. Ritter

Project Planner: Divya Govindaraju

Zoning Change Request: from: B-1, Neighborhood Business
to: M-2, Medium Industrial

Parcel Information

Acres: ~6.47 Acres

Parcel(s)#: 22864-000-00

Location: Between SW 44th Avenue and SW 46th Avenue in the 400 block (420 SW 44th Avenue)

Existing use: Vacant

Future Land Use: Employment Center

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center	B-5 ^(County)	Undeveloped
		B-5 ^(County)	Warehouse/Distribution/Offices
East	Commercial ^(County)	A-1 ^(County)	Residence
	Employment Center ^(County)	A-1 ^(County)	Residence
South	Commerce District ^(County)	A-1 ^(County)	Undeveloped
West	Employment Center	M-1	Vacant

Background

The property is being purchased by Whitley Capital LLC, who plan to develop the parcel along with an adjacent parcel to the south.

This parcel has access on SW 46th Ave and SW 44th Ave. SW 46th Avenue is currently a two-lane road, but the City plans to expand the road to four lanes between State Road 40 and State Road 200. The City also plans to extend this road north of State Road 40 to connect to NW 44th Avenue south of US 27, which will facilitate a connection all the way north to County Road 326. To the south of the subject property, this road crosses State Road 200 and becomes County Road 475, which then continues all the way east to Maricamp Road. After the planned improvements are made, SW 46th Avenue will become a segment of a major circulator in the City of Ocala.

The requested zoning change would be contiguous with the industrial uses of other parcels along SW 46th Avenue. The property is being purchased by Whitley Capital LLC, who plan to develop the parcel as a warehouse/distribution center. The future land use classification on this property is Employment Center.

Staff Recommendation:

Approval of ZON22-44636

Basis for Approval

The M-2 zoning district is compatible with the Employment Center future land use classification and with the surrounding area.

Factual Support

1. The proposed M-2 zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.3: Employment Center:** The intent of the Employment Center land use is to provide a regionally important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.¹
 - b. **Policy 12.1:** The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. The requested zoning designation of M-2, Medium Industrial, is eligible to implement the land use designation of Employment Center.²
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: Development that creates 100 or more new PM peak hour trips will trigger the requirement that a traffic study be conducted.

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

Potable Water: Service is available within 1/4 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: Service is available within 1/8 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

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.³

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This request is not expected to have an impact on area schools.

Zoning

Existing

B-1, Neighborhood Business: The neighborhood business (B-1) district is intended for neighborhood convenience goods and services involving basic, regular household purchases. In order to keep building scale and intensity compatible with surrounding residential development, there is a maximum allowable square footage, and an architectural review is necessary for more intense uses. Multifamily development in the B-1 district shall be no greater than 12 dwelling units per acre.⁴

Requested

M-2, Medium Industrial: 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. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.⁵

¹ City of Ocala Comprehensive Plan, Future Land Use, Policy 6.3

² Ocala Code of Ordinances Section 122-244; District Criteria

³ City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

⁴ City of Ocala Land Development Code, Section 122-581, Intent and purpose.

⁵ City of Ocala Land Development Code, Section 122-781, Intent and purpose.