



Petitioner: Frank H. Green & Sandra L. Green
Property Owner: Frank H. Green & Sandra L. Green
Project Planner: Breah Miller, Planner II
Land Use Change Request From: Commercial ^(County)
To: Neighborhood ^(City)

Site's Present Future Land Use & Zoning

<u>Jurisdiction</u>	<u>Future Land Use</u>	<u>Zoning</u>
Marion County	Commercial ^(County)	B-2, Community Business ^(County) B-5, Heavy Business ^(County)

Parcel Information

Acres: +1.67 acres
Parcel(s): Parcels # 24728-000-01& 24728-002-00
Location: 3137 NE Jacksonville Road along with the parcel located directly to the south
Existing use: Vacant / Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commercial ^(county)	B-2, Community Business ^(County) B-5, Heavy Business ^(County)	Single Family Residence
East	Commercial ^(county) Neighborhood ^(city)	R-1, Single Family ^(City)	Vacant
South	Commercial ^(county)	B-2, Community Business ^(County) B-5, Heavy Business ^(County) R-3, Multi-family Residential	Hair Salon & Spa Residential
West	Commercial ^(county)	B-5, Heavy Business ^(County)	Multi-use complex

Background

The subject property is located at the intersection of NE Jacksonville Road and NE 31st Street. The property is located within the Marion County jurisdiction and split zoned B-5, Heavy Business, and B-2, Community Business. The property is currently undeveloped. It is proposed for annexation into the City of Ocala for city services and proposed development of multi-family. It is appropriate upon annexation to assign a City land use and zoning designation. The land use being requested is Neighborhood.

Per Marion County's latest comprehensive plan, the current Commercial land use category encourages mixed use developments that focuses on retail, office, and community business opportunities as well as mixed residential development as a primary use or commercial uses with or without residential uses. The



density for residential units shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0 which is further defined within the County's Land Development Code.

The proposed city Neighborhood land use promotes a hub for predominantly residential and ancillary uses. There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 5 dwelling units per gross acre for single family and 12 dwelling unit per gross acre for multi- family or .25 FAR. The applicant's intent for future development is multi- family. Multi- family within the Neighborhood land use is required to be reviewed through the development process to determine compatibility. The neighboring parcel to the east has a Neighborhood land use for it's approximate 7.23 acres of land making it compatible with the surrounding area.

The request land use has been applied for in conjunction with an annexation into the city and zoning change to R-3, Multifamily Residential.

Staff Recommendation:

Approval of LUC22-45067

Basis for Approval

The proposed land use designation of Employment Center is consistent with the Comprehensive Plan and with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.4: Neighborhood** The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Service Analysis

Transportation: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NE Jacksonville Road	4	45 MPH	Arterial	D	35,820	12,00	C



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

Potable Water: Connection options will be determined during the site plan approval. Potable water is located within 100 feet of the subject properties. WTP #1 services this area and has a permitted capacity of 24.42 MGD.

Sanitary Sewer: Connection options will be determined during the site plan approval. Sewer services are located within 100 feet of the subject properties. WRF #2 services this area and has a permitted capacity of 6.5 MGD

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: The city has a contract for unlimited tonnage of solid waste.

Fire Service: City Fire Station #5 is located within a 1- mile radius.

Schools: This property is currently served by Oakcrest Elementary, Howard Middle, and Vanguard High.



Planning & Zoning Commission
February 13, 2023
Case No. LUC22-45067
Staff Report