



Petitioner: CHAP, LLC and Charles H. Albiol

Property Owner: CHAP, LLC and Charles H. Albiol

Project Planner: Endira Madraveren, AICP

Land Use Change Request from: High Residential ^(County)
to: Neighborhood ^(City)

Zoning from: R-3, Multiple Family Dwelling ^(County)
to: R-3, Multi-Family Residential District ^(City)

Parcel Information

Acres: ~40 acres
Parcel(s)#: 15464-005-00 and 15493-000-00
Location: 221 NE 35th Street and the parcel directly to the north
Existing use: Mostly vacant/undeveloped with one single-family residence

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Medium Residential ^(County)	PUD	Single-Family Residences
East	High Residential ^(County)	A-1, General Agriculture ^(County)	Single-Family Residence
	Neighborhood	R-3, Multi-Family	Vacant Undeveloped
South	High Residential ^(County)	R-3, Multiple Family Dwelling ^(County)	Single-Family Residences
	Neighborhood	R-3, Multi-Family	Single-Family Residences
West	Medium Residential ^(County)	R-3, Multiple Family Dwelling ^(County)	Single-Family Residences
	High Residential ^(County)		

Staff Recommendation: Approval of LUC22-44800 / ZON22-44801

Basis for Approval:

The subject property is proposed for annexation into the City of Ocala, and it is appropriate upon annexation to assign a City land use and zoning designations. The proposed land use designation of Neighborhood is consistent with the Comprehensive Plan and with the surrounding area. The requested zoning designation of R-3, Multi-Family Residential District is eligible to implement the land use designation of Neighborhood.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - 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 R-3, Multi-Family Residential District, is eligible to implement the land use designation of Neighborhood.¹
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Background:

The requested zoning change would be contiguous with the multi-family zoning of other parcels along NE 35th Street. The property is owned by CHAP, LLC along with the 16.25-acre parcel directly to the east and south of the subject property. The petitioners intend to develop the properties as multi-family residences, and annexation is requested in order to obtain city services and utilities.

New development will be subject to site plan approval and building permit issuance by the City of Ocala if annexation occurs. The ordinance to annex the subject property will be considered by City Council on the same agenda as the land use and zoning ordinances.

Upon annexation, it is appropriate to adopt a City land use and zoning designation.

Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more PM peak hour trips are required to submit a traffic study as part of the site plan review.

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.²

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The subject property is serviced by Oakcrest Elementary, Howard Middle and Vanguard High Schools.

Land Use Designation

Existing:

High Residential (County): This land use designation is intended to recognize areas suited for a mixture of single-family and 36 multi-family residential units to recognize existing and new development that is located within the UGB 37 or Urban Area. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) 38 gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.³

Requested:

Neighborhood. In Neighborhood 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. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Housing types associated with this category are predominately single family detached homes, attached homes like row houses or townhomes, and garden style multifamily buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential.⁴

Zoning Classification

Existing:

R-3, Multiple-Family Dwelling (County): The Multi-Family Dwelling classification is intended to provide for high-density and urban residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.⁵

Requested:

R-3, Multi-Family Residential District: The multi-family residential (R-3) district is 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.⁵

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

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

3 Marion County Comprehensive Plan, Residential Uses, Policy 2.1.19, High Residential

4 Ocala Comprehensive Plan, Future Land Use, Policy 6.4: Neighborhood

5 Marion County Code of Ordinances Section 4.2.11: Multiple-Family Dwelling classification

6 Ocala Code of Ordinances Section 122-351; R-3 Multi-Family Residential District