



Planning & Zoning Commission

March 14, 2022

Case No. ZON22-44688

Staff Report

Petitioner: Interian Properties, LLC

Property Owner: Donald R. Beaudet, Manager of Interian Properties, LLC

Project Planner: Aubrey Hale

Zoning Change Request: from: B-4, General Business & B-5, Wholesale Business
to: M-1, Light Industrial

Parcel Information

Acres: ~8.45 Acres
Parcel(s)#: 22147-000-00 & 22145-001-00
Location: 1205 NW 27th Avenue
Existing use: Vacant Warehouse & Undeveloped
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	M-1	Light Industrial
East	Employment Center	M-1 & B-5	After Hours Salvage, Light Manufacturing
South	Employment Center	B-4 & B-5	Undeveloped & Warehouse/Distribution
West	Neighborhood	R-1 & PD	Single-Family Residential & Undeveloped

Background

The property is being purchased by Interian Properties LLC, who plan to expand their current operations (Capris Furniture) north of the subject parcels.

This parcel has two existing access points on NW 27th Avenue. The site was originally used as an automotive auction/dealership and ceased operation in 2012. The most current uses were automotive repair garages that ceased operation in 2019. The site has remained vacant since 2019. The surrounding area is predominately wholesale and general business uses along with light industrial east of NW 27th Avenue and south of NW Old Blichton Road. West of NW 27th Avenue and north of NW Old Blichton Road transitions to a mix of single-family and multi-family residential. Recently, a Planned Development was approved to provide additional housing options within the area and will provide added housing for the proposed Capris Furniture expansion.

The requested zoning change would be contiguous with the industrial uses of other parcels along NW 27th Avenue. The property is being purchased by Interian Properties LLC, who plan to expand their current operations. The future land use classification on this property is Employment Center.

Staff Recommendation:

Approval of ZON22-44688

Basis for Approval

The M-1, Light Industrial zoning district is compatible with the Employment Center future land use classification and with the surrounding area.

Factual Support

1. The proposed M-1 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-1, Light 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-4, General Business district is intended for retail establishments and businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks. Uses allowed in the B-4 zoning district include auto supply stores, automobile sales and rental, playground equipment sales, roadside fruit and vegetable sales, department stores, drugstores, furniture stores, garden and nursery sales, grocery stores, hardware stores, liquor stores, fast food restaurants, minor auto repair, indoor commercial recreation single-family dwelling, and two-family dwellings. The minimum lot width for general business is 100 feet. The minimum lot area is 7,000 square feet for single family residential and 10,000 square feet for other residential dwelling units. Building heights may not exceed 60 feet. The maximum FAR is 0.35 for residential uses and is N/A for non-residential uses.

B-5, Wholesale Business district is intended primarily for retail sales, wholesale trade and warehouse storage requiring a large site or structure. Outdoor sales are allowed in the B-5 district with some permitted uses and with criteria, which are defined in section 122-1205. Outdoor storage is a permitted accessory use that is limited by requirements and conditions, which are described in section 122-282. The maximum Floor Area Ratio (FAR) is 0.75. A 1.3± acre wholesale business development could result in a maximum of 42,471 square feet of building area.

Requested

M-1, Light Industrial: The Light Industrial (M-1) district is intended for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed in the M-1 district as a permitted accessory use, if it complies with design criteria in section 122-763. Service establishments serving the industrial uses are permitted. Lots must have a minimum of 10,000 square feet and a minimum 100 feet of width. The maximum building height is 60 feet.

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.