



Petitioner: Shelijen, LLC
Property Owner: Shelijen, LLC
Agent: W. James Gooding III
Project Planner: Endira Madraveren, AICP

Land Use Change Request from: Commercial ^(County)
 to: Low Intensity ^(City)

Zoning from: B-2, Community Business ^(County)
 to: B-2, Community Business ^(City)

Parcel Information

Acres: +6.10 Acres
 Parcel(s)#: 21509-001-02
 Location: north of the access road included in the Shops at Foxwood Replat (P.B. 12 Pg. 161), said access road running behind properties addressed 4579 to 4631 NW Blitchton Road
 Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Commercial ^(County)	PUD ^(County)	Undeveloped
East	Commercial ^(County)	A-1 ^(County)	Undeveloped
	Low Intensity	B-2	Undeveloped
South	Commercial ^(County)	B-2 ^(County)	WRA
	Low Intensity	B-2	Undeveloped
West	Low Intensity	SC	Shopping Center

Staff Recommendation: Approval of LUC22-45047
 Approval of ZON22-45048

Background:

The subject property is requesting 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 Low Intensity is consistent with the Comprehensive Plan and with the surrounding area. The requested zoning designation of B-2, Community Business District is eligible to implement the land use designation of Low Intensity.

The property is located one block north of a predominantly non-residential corridor – US Highway 27. The area is characterized by a shopping center with a grocery store and restaurants to the west, additional restaurants and shopping centers are located to the east, however the property immediately adjacent to the north and south are undeveloped. Existing land uses within a one-mile

radius of the site include mostly Medium and Low Intensity uses.

Both the existing Commercial (COM) county land use designation and the proposed Low Intensity land use designations encourage mixed-use developments focused on commercial, office and residential uses. The owner and agent have made it known that the intended use of the property is a new hotel development which is a compatible use with the surrounding area and nearby Interstate 75 interchange.

Factual Support

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.5:** Low Intensity - The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.
 - b. **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.
 - c. **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. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Level of Service Impact Analysis:

Traffic Circulation: The subject property currently has frontage on NW 46th Terrace and the unnamed access road included in the Shops at Foxwood Replat. Developments that create 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

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

Internet: Fiber Optic Cable available along US Highway 27.

Potable Water: Services are available, connection options will be determined during the site plan approval.

Sanitary Sewer: Services are available, connection options will be determined during the site plan approval.

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 of Ocala Fire Station #1 is located approximately 3.5 miles away and Fire Station #4 is located approximately 4.5 miles away.

Schools: This property is currently served by College Park Elementary, Howard Middle, and West Port High School.

Land Use Designation

Existing:

Commercial (County): This land use designation is intended to provide for mixed use development focused on retail, office, 24 and community business opportunities to meet the daily needs of the surrounding residential areas; and 25 allows for mixed residential development as a primary use or commercial uses with or without 26 residential uses. The density range shall be up to six (6) dwelling units per one (1) gross acre and a 27 maximum Floor Area Ratio of 1.0, as further defined in the LDC.

Requested:

Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. The maximum density before any incentives is 18 dwelling units or 0.75 FAR.

Zoning Classification

Existing:

B-2, Community Business (County): The Community Business classification provides for the shopping and limited-service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.

Requested:

B-2, Community Business District: The community business (B-2) district is intended for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities. This district shall allow specialty retail stores, general business service, hotel/convention centers, motels.