Petitioner: Lakay Properties, LLC

Property Owner: Lakay Properties, LLC

Agent: Georges Elysee

Project Planner: Breah Miller, Planner I

Zoning Change Request: from: PUD- 08, Planned Unit Development
to: R-3, Multi- Family Residential

Parcel Information

Acres: +1.36 acres
Parcel(s)#: Parcels #23721-000-10
Location: Northeast of SW 24th Avenue
Existing use: Vacant
Future Land Use: Low Intensity

Adjacent Land

Direction	Future Land Use	Zone	Current Use
North	Public	R-3, Multi-Family Residential	Scott Springs Park
East	Public	R-3, Multi-Family Residential	Scott Springs Park
South	Low Intensity	PUD-07, Planned Unit Development	Multi- Family Residential
West	Low Intensity	SC, Shopping Center	Boyd Market Center

Background

This property is located east of Southwest 24th Avenue at the southwest corner of Scott Springs Park and north of the existing multi-family development by the name of Shady Road (current Grand Reserve Apartments). The property is located behind Boyd Market Center and adjacent to other multi-family developments. Scott Springs Park abuts the property to the north.

Shady Road intended to use this property as part of their development. However, the density allotment was restricted by an existing Chapter 163 development agreement which reached its maximum. Although the subject parcel was left out of the development of Shady Road, it is still restricted by the Chapter 163 development agreement. The development agreement will have to be amended to remove this parcel from the agreement thus allowing the density allowed by the Low Intensity land use category. The current PUD-08 zoning classification is inactive and the applicant has requested a R-3, multi-family zoning. The current Low Intensity land use category is compatible with the requested R-3 zoning classification. If the rezoning is approved, then the property would be eligible for all R-3 permitted uses. This property is proposed to be used for the future location of a 12- unit townhome style development.

Staff Recommendation:	Approval of ZON22-44741

Basis for Approval
The R-3 zoning district is consistent with the Low intensity future land use classification and with the surrounding area.

Factual Support
1. The proposed R-3 zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

   Policy 6.3: 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.[1]

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

Transportation: Development that creates 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.

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: The subject property is within the AE floodzone and does not have access to the city's DRA. Therefore, 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.[2]

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This property is currently served by Saddlewood Elementary, Liberty Middle, and West Port High School. The proposed zoning district change and development is of de minimis impact to the schools serving it.

Zoning

Existing

PUD-08 zoning district is intended to be of similar residential character to the single-family districts, but also permits two-family dwellings and two dwellings on one lot.[3] Lots must have a minimum area of 7,000 square feet and a minimum width of 70 feet when developed with single family dwellings, or a minimum area of 10,000 square feet and a minimum width of 100 feet when developed for uses other than single family dwellings.[3]

Requested

R-3, Multi-family Residential zoning 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.[4]

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[1] Ocala Comprehensive Plan Future Land Use Element, Policy 6.3, Low Intensity
[2] City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.
[3] Ocala Code of Ordinances, Section 122-940; PD, Planned Development District
[4] Ocala Code of Ordinances, Section 122-331; R-2, Two Family Residential District