



## Planning & Zoning Commission

April 11th, 2022

Case No. SPL21-44519

Staff Report

**Petitioner:** Tillman & Associates  
**Property Owner:** Armstrong Land, LLC  
**Project Planner:** Breah Miller, Planner  
**Major Site Plan**

**Zoning** Present: R-3, Multi- Family District  
**Land Use** Present: Neighborhood

### Parcel Information

**Acres:** ±1.72 acres  
**Parcel(s)#:** 2378-013-014  
**Location:** College Park 2<sup>nd</sup> Addition on SW 34<sup>th</sup> Avenue Circle  
**Existing use:** Vacant

### Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	R-3	Quadplex
East	Neighborhood	R-3	Single Family Residence
South	Neighborhood	R-3	Vacant
West	Commercial (County)	B-2	RV Resort

<b>Staff Recommendation:</b> <i>Approval</i>
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### Basis for Approval:

The subject property is proposed for Major Site Plan approval by the City of Ocala and it is appropriate to the assigned City land use and zoning designation.

### Factual Support:

Single- family attached home plan is consistent with the Neighborhood future land use classification in the Comprehensive Plan and with existing and planned development in the surrounding area. Staff recommend approval.

### Background:

- Applicant: Tillman & Associates
- Property Owner: Armstrong Land, LLC
- Agent: Tillman & Associates

- The single family attached development is 1.72 acres of currently undeveloped land. It is located within the College Park 2<sup>nd</sup> Addition and fronts SW 34<sup>th</sup> Avenue Circle.
- The Subdivision was conceptually approved by City Council on December 21, 2022.
- The College Park Townhomes conceptual plan included 21 lot attached townhome subdivision with R-3 zoning. Minimum for lots will be 16 ft wide, 41 ft deep with 656 sf of area. Improvements to support the development are all proposed as private to be maintained by the HOA. Right of way width is proposed at 72 ft and 24 ft of pavement. Right of way will include parking areas in front of the proposed buildings.
- According to traffic calculations the development will generate less than 10 PM peak hour trips.
- Developer's Agreement for the subject Major Site plan was submitted and reviewed

### **Level of Service Impact Analysis:**

**Traffic Circulation:** There will be no traffic circulation impact due to the development generating less than 10 PM peak hour trips.

**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.<sup>1</sup>

**Solid Waste:** Service is available.

**Fire Service:** Service is available.

**Schools:** This request is not expected to have an impact on area schools.

### **Land Use Designation**

#### **Existing:**

**Neighborhood.** The Neighborhood<sup>2</sup> category is intended to identify and preserve predominantly residential and ancillary uses. Residential is the primary use. Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreation or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

### **Zoning Classification**

#### **Existing:**

R-3<sup>(County)</sup> 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.

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

2 Ocala Comprehensive Plan Future Land Use Element, Policy 6.4, Neighborhood