



Petitioner: David Denson

Property Owner: David Denson

Project Planner: Endira Madraveren

Land Use Change Request From: Neighborhood and Low Intensity
To: Low Intensity

Parcel Information

Acres: ±8.6 acres
Parcel(s)#: 22230-000-00 and 22232-000-00
Location: 2191 NW 10th St
Existing use: DIY Home Center Outlet
Existing zoning: B-4, General Retail

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	R-2, Two-Family	Vacant/Undeveloped Single-Family Residential
East	Low Intensity Neighborhood	B-4, General Business	Vacant/Undeveloped Single-Family Residential
South	Low Intensity	B-4, General Business	Specialty Retail Store Funeral Home Used Car Sales
West	Neighborhood Low Intensity	B-4, General Business	Repair Garage

Background

The subject property is located in the 2100 block of NW 10th Street (US Highway 27). The property was annexed into the City in 1975. The citywide comprehensive plan amendment, adopted on January 22, 2013 (Ordinance 2013-13), changed the future land use designation of the subject property from Retail Services to Low Intensity to the south and Neighborhood to the north. The property is zoned B-4, General Business. City of Ocala Code of Ordinance Section 122-244 establishes the zoning districts that are consistent with each land use classification. According to this section of the Code, B-4 is consistent with Low Intensity Future Land Use, but not with Neighborhood Future Land Use. Ordinance 2013-32, a city-initiated amendment, created an inconsistency on this property. In order to avoid any further consistency issues, the City is moving forward to rectify this issue.

Marion County Property Appraiser records indicate that a warehouse building (17,000 sf) was constructed on this site in 1973. DIY Home Center Outlet applied for a Site Plan with the City of Ocala in April 2013. This site plan included the addition of 6,500 sf of warehouse, associated parking, and drainage facilities. The site plan was approved, and the building received its Certificate of Occupancy in January, 2016. Because B-4 is not a permitted use in the Neighborhood Future Land Use, the

structure or portions of the structures that lie within those boundaries are also nonconforming.

Staff Recommendation:

Approval of LUC23-45253

Basis for Approval

The proposed land use designation of Low Intensity is consistent with the Comprehensive Plan and with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. **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.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Service Analysis

Transportation: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NW 10 th Street	4	45 MPH	Arterial	D	39,800	23,000	C

Electric: This property is currently serviced by Ocala Electric Utility.

Potable Water: This property is currently serviced by Ocala Water Resources.

Sanitary Sewer: This property is currently serviced by Ocala Water Resources.

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 Fire Station #1 is located within a 1-mile radius.

Schools: This land use change is not proposed to affect any school district.