



Planning & Zoning Commission

March 14, 2022

Case No. ZON22-44698

Staff Report

Petitioner: TC Florida Development, Inc

Property Owner: Julia Ann Carter

Project Planner: Breah Miller

Zoning Change Request: from: A-1, General Agriculture ^(County)
to: M-2, Medium Industrial ^(City)

Parcel Information

Acres: approximately 35.6 Acres
Parcel(s)#: Southeast Portion of 13717-000-00
Location: 3848 NW 27TH AVE
Existing use: Grazing Land
Future Land Use: Commerce District ^(County) to Employment Center ^(City)

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commerce District ^(County)	A-1, General Agriculture ^(County)	Undeveloped/Single-Family Residential
East	Commerce District ^(County) Employment Center ^(City)	A-1, General Agriculture ^(County) M-1, Light Industrial ^(County) M-1, Light Industrial ^(City)	Undeveloped & Light Manufacturing
South	Employment Center ^(City)	M-1, Light Industrial ^(City)	Warehouse/ Distribution
West	Employment Center ^(City)	M-2, Medium Industrial ^(City)	Vacant

Background

- The subject property will be considered for annexation by City Council on the same agenda as the land use category and zoning designation. Upon annexation, it is appropriate to adopt a City land use and zoning designation.
- M-2, Medium Industrial zoning classification is compatible with the proposed Employment Center Land use designation.
- M-2, Medium Industrial allows the proposed use of 450,000 square feet of industrial warehouse.

Staff Recommendation:

Approval of ZON22-44698

Basis for Approval

The requested zoning designation of M-2, Medium Industrial, is eligible to implement the future land use classification of Employment Center. The proposed M-2 zoning is consistent with the use of the property and with the Comprehensive Plan.

Factual Support

1. The proposed M-2, Medium Intensity, zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.5: 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
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 Duke Energy 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.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This development has no impact on the school district.

Zoning

Existing

A-1, General Agriculture: Intent of classification. The General Agriculture classification is intended to preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.²

Requested

M-2, Medium Industrial: The medium industrial (M-2) district is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.³

¹ City of Ocala Comprehensive Plan.

² Marion County Land Development Code, Section 4.2.3, Intent of Classification

³ City of Ocala Land Development Code, Section 122-781, Intent and purpose.