



Petitioner: Kimber Randi Brady, LLC

Property Owner: Robert Land Crevelon

Project Planner: Endira Madraveren, AICP

Zoning Change Request: from: M-1, Light Industrial District
to: M-2, Medium Industrial District

Parcel Information

Acres: ±29.01

Parcel(s)#: 13857-000-00

Location: NW 35th Street, approximately 1,000-feet east of the intersection of NW 27 Avenue

Existing use: Undeveloped

Future Land Use: Employment Center

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center (County)	A-1, General Agriculture (County)	Single-Family Residence
	Employment Center	M-1, Light Industrial	Vacant/Undeveloped
East	Commerce District (County)	M-2, Heavy Industrial (County)	Vacant/Undeveloped
	Employment Center	M-1, Light Industrial	Truck/Freight Terminal
South	Commerce District (County)	M-2, Heavy Industrial (County)	Industrial Uses
	Public	Governmental Use District	Water Retention Area
West	Employment Center	M-1, Light Industrial	Construction Company

Background

The property is currently undeveloped and is surrounded by industrially zoned properties. The development in the Northwest quadrant of the City has led to an increase in road capacity to support truck and vehicular traffic, especially along NW 35th Street. There will also be an increase in work force housing to support manufacturing and distribution centers in the northwest with the progress of the West Oak Planned Development. This project includes over 200 acres of mixed-use residential and commercial development, with a point of access on to NW 35th Street.

There is no site plan that has been submitted to the City at the time of this Report, but it has been made known that the intention of the applicant is to develop the property as a Truss manufacturing and sales business. The manufacturing and sale of trusses is more suited to a higher intensity zoning district. The M-1 zoning allows outdoor storage in a limited capacity as an accessory use. In M-2 zoning, outdoor storage is permitted by right, which is more lenient for the storage of the trusses at this proposed facility.

Staff Recommendation:

Approval of ZON22-44851

Basis for Approval

The M-2, Medium Industrial zoning district is consistent with the Employment Center future land use classification and with the surrounding area.

Factual Support

1. The proposed M-2 zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

Policy 6.5: Employment Center category are generally single use districts but may include more than one 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. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR.¹

Policy 12.2: The City shall permit new industrial development only when City sewer lines are available concurrent with the industrial development and have capacity sufficient to handle the wastewater. Wastewater connections are subject to the requirements of Section 367.111, Florida Statutes. Industries with wastewater which do not meet City quality standards set forth in Ch. 24-164 shall be required to pretreat their wastewater before transporting it to publicly owned sewage treatment facilities.

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: 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.²

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The proposed zoning district change is not anticipated to impact the school districts.

Zoning

Existing

M-1, Light Industrial District is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use if it complies with design criteria in section 12-763. Additional outdoor storage, subject to design criteria (see section 122-767) can be requested as part of the public hearing process before the planning and zoning commission and city council. Service establishments serving the industrial uses, or the district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.³

Requested

M-2, Medium Industrial 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 Chapter 122, Article VIII, Industrial Performance Standards.⁴

¹ Ocala Comprehensive Plan Future Land Use Element, Policy 6.4, Neighborhood

² City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

³ City of Ocala Code of Ordinances, Section 122-761, Light Industrial District

⁴ City of Ocala Code of Ordinances, Section 122-781, Medium Industrial District