



Planning & Zoning Commission

December 13, 2021

Case No. ZON21-44561

Staff Report

Petitioner: 1011 MLK, LLC

Property Owner: 1011 MLK, LLC

Project Planner: Ian Rynex, AICP

Zoning Change Request: from: M-1, Light Industrial
to: B-4, General Business

Parcel Information

Acres: ~ 2.22

Parcel(s)#: 23673-000-00

Location: 1011 SW Martin Luther King Jr. Avenue

Existing use: Warehouse

Future Land Use: Low Intensity

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	B-4	Pest Control Establishment
East	Low Intensity	M-1	Furniture Store
South	Low Intensity	B-4	Private Parking Lot
West	Low Intensity	B-4	Automobile Dealership

Background

- The applicants are requesting B-4 zoning to allow it to support a vehicular sales use.
- The property is located adjacent to existing automobile dealerships and surrounded by properties zoned B-4.
- The above-stated factors make the site a viable location for commercial development allowable in the B-4 zoning district.
- The future land use classification on this property is Low Intensity.

Staff Recommendation:

Approval of ZON21-44561

Basis for Approval

The B-4 zoning district is consistent with the Low Intensity future land use classification and with the surrounding area.

Factual Support

1. The proposed B-4 zoning is consistent with the following Objectives 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.

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.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The development associated with this rezoning is not anticipated to affect area schools.

Zoning

Existing

M-1, Light Industrial: The light industrial (M-1) 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.²

Requested

B-4, General Business: The general business (B-4) district is intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks.³

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

² City of Ocala Land Development Code, Section 122-761, Intent and purpose.

³ City of Ocala Land Development Code, Section 122-721, Intent and purpose.