



Planning & Zoning Commission

February 14, 2022

Case No. ZON22-44635

Staff Report

Petitioner: MBDT Holdings, LLC

Property Owner: MBDT Holdings, LLC

Project Planner: Divya Govindaraju

Zoning Change Request: from: INST, Institutional
to: RO, Residential Office

Parcel Information

Acres: ~0.34
Parcel(s)#: 2617-002-007
Location: 819 NE 10th Street
Existing use: Undeveloped
Future Land Use: Neighborhood

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	INST	Undeveloped
East	Neighborhood	R-1A	Single-family dwelling
South	Neighborhood	R-1A	Single-family dwelling / Church
West	High Intensity/ Central Core	RO	Office

Background

- This property is located at the northwestern corner of the intersection of NE 10th Street and NE 9th Avenue, with adjacent parcels zoned RO, Residential Office and INST, Institutional.
- Uses allowed in the RO, Residential Office, zoning district generally generate a comparable number of trips when compared to the uses allowed in the INST, Institutional, zone.
- All development in the RO, Residential Office district is subject to an architectural review that ensures the structure matches the character of the surrounding residential districts.
- The above-stated factors make the site a viable location for residential office, single family, or duplex development allowable in the RO zoning district.
- The future land use classification on this property is Neighborhood, which allows up to 5 units per acre for single family residences, up to 12 units per acre for multifamily development, or up to 0.25 floor area ratio (FAR) for commercial development.

Staff Recommendation:

Approval of ZON22-44635

Basis for Approval

The RO zoning district is consistent with the Neighborhood future land use classification and with the surrounding area.

Factual Support

1. The proposed RO zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.4: Neighborhood:** The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational 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
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 PM 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: This request is not expected to have an impact on area schools.

Zoning

Existing

INST, Institutional: The purpose of this district is to ensure that institutional uses such as churches, schools, and hospitals meet the following criteria: minimum of one acre; designed and located to make efficient use of the land and infrastructure (roads, water, sewer stormwater and recreation); and minimal impact on adjacent and nearby uses.²

Requested

RO, Residential Office: The residential-office (RO) district is intended primarily for professional and business office uses that are not incompatible with adjacent residential zones. This district shall allow one- and two-family dwellings and professional and business offices. Development shall be subject to the limitations of section 122-375; however, overnight parking of business vehicles shall be restricted to automobiles and trucks of three-fourths ton or less.³

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

² City of Ocala Land Development Code, Section 122-501, Intent and purpose.

³ City of Ocala Land Development Code, Section 122-371, Intent and purpose.