
CITY OF OCALA

Meeting Date: May 20, 2024

PLANNING AND ZONING COMMISSION MEMO

Subject: Rezoning

Submitted By: Emily W. Johnson, AICP

City Council Date: June 4, 2024 (Introduction & first reading)
June 18, 2024 (Adoption)

Staff Recommendation (Motion Ready): **Approval** of a rezoning from B-4, General Business, to R-3, Multi-Family Residential to facilitate multi-family residential development on property located at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road, PID 22276-000-00, approximately 1.20 acres (Case ZON24-45603).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: A-Deniv Corp
- Property Owner: A-Deniv Corp
- Agent: William Menadier, P.E., Menadier Engineering, LLC
- The subject property is currently vacant and undeveloped; the applicant has indicated an intention to develop multi-family residences, neither a conceptual plan nor site plan depicting future development have been submitted.
- The subject property is currently zoned B-4, General Business, which allows for multi-family residential development with a Special Exception approved by the Board of Adjustment. The requested R-3, Multi-Family Residential, significantly reduces the allowable uses on the property; however, the R-3 zoning district allows for the potential to develop fee-simple townhomes (single-family attached dwelling units) and has a lesser building setback along the streets.
- The subject property is located within a transitional area, surrounded by commercial uses lining US Highway 27, and across NW Old Blitchton Road from an existing single-family residential subdivision.
- Pursuant to Section 122-260 of the Code of Ordinances, a 10-foot-wide landscaped buffer may be required along the southern boundary line to buffer the subject property from the nearby single-family residential subdivision.
- Future development will be subject to site plan review in accordance with Article IV of Chapter 122 of the Code of Ordinances, including the submission of elevations for architectural review to ensure consistency and compatibility with the surrounding area.

FINDINGS AND CONCLUSIONS: The proposed rezoning is consistent with the Low Intensity Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances. Adequate

public facilities exist to service the proposed development. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Case Aerial