



Staff Report

PH24-45854

Planning & Zoning Commission: November 13, 2024

City Council: December 3, 2024

Petitioner/Property Owner:

George N. Snelling, LLC

Agent:

Davis L. Dinkins, P.E., Davis Dinkins Engineering

Project Planner:

Breah Miller, Planner II

Applicant Request:

A request for a Public Hearing for reduction in parking requirements in excess of ten percent

Parcel Information

Acres: ±10.74 acres

Parcel(s) #: 23560-002-02

Location: 2400 SW College Road

Future Land Use: Low Intensity

Zoning District: B-4, General Business

Existing Use: Shopping Center

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	B-4, General Business	Various commercial uses, adjacent to SW College Road
East	Low Intensity	B-4, General Business	Car wash (Race Wash Express) Various commercial uses, adjacent to SW College Road
South	Low Intensity	B-4, General Business B-5, Wholesale Business	Furniture store (Blockers Furniture & Carpets)
West	Low Intensity	B-4, General Business	Various commercial uses, adjacent to SW 19th Avenue Road

Applicant Request

The petitioner is requesting a reduction in parking requirements in excess of ten percent. The applicant is requesting to reduce the required parking from 800 required spaces to 642 spaces for the creation of an outparcel within an existing Shopping Center.

Background:

The application includes an existing shopping center and a developed outparcel (Parcels 23560-002-02 and 23560-002-12) comprising approximately 10.88 acres. The two parcels utilize a shared parking lot and access driveways, including a signalized access at the intersection of SW College Road and SW 17th Road.

- Parcel 23560-002-02 is developed with two in-line retail buildings which are anchored by a Hobby Lobby; Marion County Property Appraiser records indicate both buildings were constructed in 1984 and total 129,708 square feet.
- Parcel 23560-002-12 is under common ownership and was developed in 2014 with a 506 square foot drive-through restaurant (Twistee Treat). The approved site plan (SPLM13-0012) shows that the Twistee Treat was developed under the parent parcel and did not go through a lot reconfiguration process or a subdivision.
- The petitioner has a concurrent application to rezone the subject properties from B-4, General Business, to SC, Shopping Center (ZON24-45818) and subdivide additional lots and outparcels (SUB24-45769). All existing uses are permitted in the proposed SC zoning district. Existing uses within the shopping center include: check cashing establishment (ACE Cash Express); professional and business office (Jackson Hewitt Tax Service); hairstyling shop (Lee Nails and Serenity Beauty Salon & Spa); home decorating store (Hobby Lobby); restaurant, enclosed (#1 Chinese Food); drive-through restaurant (Twistee Treat); commercial recreation, indoor (Sky Zone); specialty retail store (U.N.I. Beauty Supply and Cint4Me Fashions); medical and dental office (U.S. Hearing Solutions); and financial institution (Coin Cloud ATM).

In 2024, the petitioner requested a preapplication meeting with staff for the development of a Raising Cane's fast-food restaurant. Due to the number of parking spaces being removed for this development, it was determined that a public hearing for reduction in parking requirements in excess of ten percent would be required prior to site plan submittal. The property is currently developed with 796 parking spaces for all of the existing businesses within the shopping center, including the Blocker's Furniture parcel (23560-002-09). There is a parking agreement in place between the subject properties and the Blocker's Furniture parcel to the west. The parking agreement was executed in 2002 and allows the shopping center to share all parking spaces, ingress' and egress' if needed.

Staff Analysis

Pursuant to Section 122-1016 of the Code of Ordinances, the applicant may submit a parking study should they feel as though the parking requirements of Article VI of the Code of Ordinances are inappropriate as applied to a specific property or project. Per City of Ocala's Code of Ordinances, a shopping center is required to have one space for each 250 square feet of gross floor area and restaurants (including fast food) are required to have one parking space per every 2 employees and one parking space per every 3 seats feet of floor area. The comparison between the requirements of the Ocala Code of Ordinances and the ITE Parking Study show a 245-parking space variation.

The applicant provided a parking analysis prepared by Kittelson & Associates using the ITE Parking Generation Manual. Per the ITE Parking Generation Manual, the peak parking demand for the shopping center including the Blocker's Furniture and the Twistee Treat requires a total of 555 parking spaces. The shopping center currently provides 796 parking spaces; reducing the required parking total to 555 spaces provides a difference of 241 spaces. If the property is further developed as proposed, the parking study supports that there will be sufficient parking remaining for future development.

Sec. 122-1016. - Parking studies.

(a) In the event that an applicant feels that the parking requirements of this article are inappropriate as applied to the applicant's property, the applicant may submit a parking study that addresses parking needs and demands, prepared by a professional engineer, architect or American Institute of Certified Planners-certified planner, that proposes alternate parking requirements based upon the unique characteristics of the applicant's property.

Staff Response: Due to the unique nature of the proposed use, a parking study was prepared by Kittelson and submitted by the applicant.

(b) The parking study shall consider and discuss all relevant factors including, without limitation: type of use, surrounding available public/private off-street parking, shared parking opportunities between users, hours of operation of proposed and neighboring uses, surrounding on-street parking, loading needs and demands and parking trends for similar development size and use. Additionally, estimates of parking needs and demands shall be based on recommendations in studies such as those from the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or the Traffic Institute, or industry standards based on data collected from geographic areas and uses or combinations of uses which are the same or comparable to the proposed area and use.

Staff Response: The study included the uses within the shopping center. Per the ITE Parking Generation the uses within the shopping center and existing drive-thru facility requires approximately 555 spaces.

Staff Recommendation: Approval