



Staff Report

Case No. ZON24-45609

Planning & Zoning Commission: May 20, 2024

City Council (1st Reading): June 4, 2024

City Council (Adoption): June 18, 2024

Petitioner: R.L.R. Investments LLC
Property Owner: R.L.R. Investments LLC
Agent: N/A
Project Planner: Endira Madraveren
Applicant Request: To rezone from M-1, Light Industrial (County), to B-4, General Business (City)

Existing Future Land Use: Employment Center (County)

Proposed Future Land Use: Low Intensity (City)

Existing Zoning District: M-1, Light Industrial (County)

Proposed Zoning District: B-4, General Business (City)

Parcel Information

Acres: ± 5.83 acres

Parcel(s)#: 23194-008-01

Location: Property located approximately 2,600-feet west of the intersection of NW 60th Avenue and W Highway 40

Existing use: Vacant/Undeveloped

Overlay(s): N/A

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Employment Center (County)	A-1, General Agriculture (County)	Vacant/Undeveloped
West	Commerce District (County)	B-5, Heavy Business (County)	Vacant/Undeveloped
	Employment Center (City)	B-5, Wholesale Business	J&J Tack Shack
South	Employment Center (City)	M-2, Medium Industrial (City)	Vacant/Undeveloped
		GU, Governmental Use (City)	City WRA
East	Low Intensity	PD, Planned Development	Vacant/Undeveloped

Background:

The subject property, identified by Parcel Identification Number 23194-008-01 is approximately 5.83 acres, and is generally located 2,600-feet west of the intersection of NW 60th Avenue and W Highway 40. The subject property was part of a larger property purchased by R.L.R Investments LLC in 2020. Parcel 21630-002-01 recently underwent a lot reconfiguration and the subject parcel (23194-008-01) was a result of that reconfiguration process.

The surrounding area consists of largely undeveloped/vacant properties. Properties to the north are zoned agricultural but owned by the same property owner as the subject property. Properties south of SR40 are owned by the City of Ocala International Airport and undeveloped with the exception of the airport which has its nearest taxiway approximately 2,000-feet to the south of the boundary of the subject property. Single-family residential properties are located east of NW 60th Avenue, while industrial properties are located west of the subject property.

The Petitioner has submitted concurrent applications to annex (ANX24-45595) and to amend the land use (LUC24-45608) from Employment Center in the County to Low Intensity in the City. The Petitioner is also submitting an application for a zoning district change to allow for an appropriate access drive into the subject property for the development of an Animal Shelter to the north. The Marion County Board of County Commissioners (BOCC) is also requesting to amend the land use (LUC24-45596 and LUC24-45611) and change the zoning district (ZON24-45597 and ZON24-45597) Public and GU, Governmental Use, respectively, for the property located directly to the north and the northeast (21630-003-00 and 21630-003-01); they are also requesting annexation of parcel 21630-003-01. It is the intention of the BOCC to establish those properties as the new Marion County Animal Shelter.

Located to the north of the Ocala International Airport, the properties will require an aviation easement at such time that they are developed with vertical improvements. This easement limits the right to generate noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and other effects inherent to the operation of aircraft. This agreement is important for maintaining safety and accommodating aviation needs near the airport.

Existing and Proposed Development Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	M-1, Light Industrial (County)	The Light Industrial classification is intended to provide land for primarily the manufacture of small articles and products which do not involve the use of any materials, processes, or machinery or production of a product likely to be detrimental to nearby or adjacent residential or business property. Phased developments are allowed. Consideration shall	N/A	50 feet

		be given to transportation facilities (rail and highway) traffic circulation, parking, utility needs, aesthetics, and compatibility.		
Proposed	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.	7,000 – (sfr) 10,000 – (other residential dwelling units) N/A - nonresidential	60 feet

Staff Analysis

The requested Low Intensity land use is consistent and compatible with the surrounding area. Adequate public facilities exist to service the proposed development.

Factual Support

1. 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 Future Land Use Element | 7 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.
 - b. Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.
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: The 2023 Congestion Management Data from the Ocala-Marion Transportation Planning Organization for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SR 40 (From SW80 Av to SW 60 Av)	4	55 MPH	Arterial	D	39,800	23,100	C

Electric: The subject property is within the Sumter Electric Co-Op service area.

Internet: City fiber networks run along the northern portion of the Ocala Airport property south of W Highway 40.

Potable Water: Service is available. A 16-inch City distribution main runs along W Highway 40. Connections will be determined during the site plan and approval process.

Sanitary Sewer: Service is available. An 10-inch City gravity main runs along the southern side of W Highway 40. Connections will be determined during the site plan and approval process.

Stormwater: The subject property does not appear to be located within a FEMA Flood Zone. 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.

Solid Waste: Service is available to the property.

Fire Service: Ocala Fire Rescue Station #4 is located at 3300 SW 20th St, is approximately 4 miles from the subject property.

Schools: The zoning change requested allows multi-family as a special exception with a maximum of 30 dwelling units per acre. However, the land use further controls the permissible density. The requested land use change has the ability to increase potential dwelling units from 93 under the Employment Center (County) to 105 within the Low Intensity (City). This creates a net increase of one additional elementary student and zero middle/high school students.

Staff Recommendation: <i>Approval</i>
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