



Rezoning Staff Report

Case No. PD26-0002

Planning & Zoning Commission: August 10, 2026

City Council (1st Reading): September 15, 2026

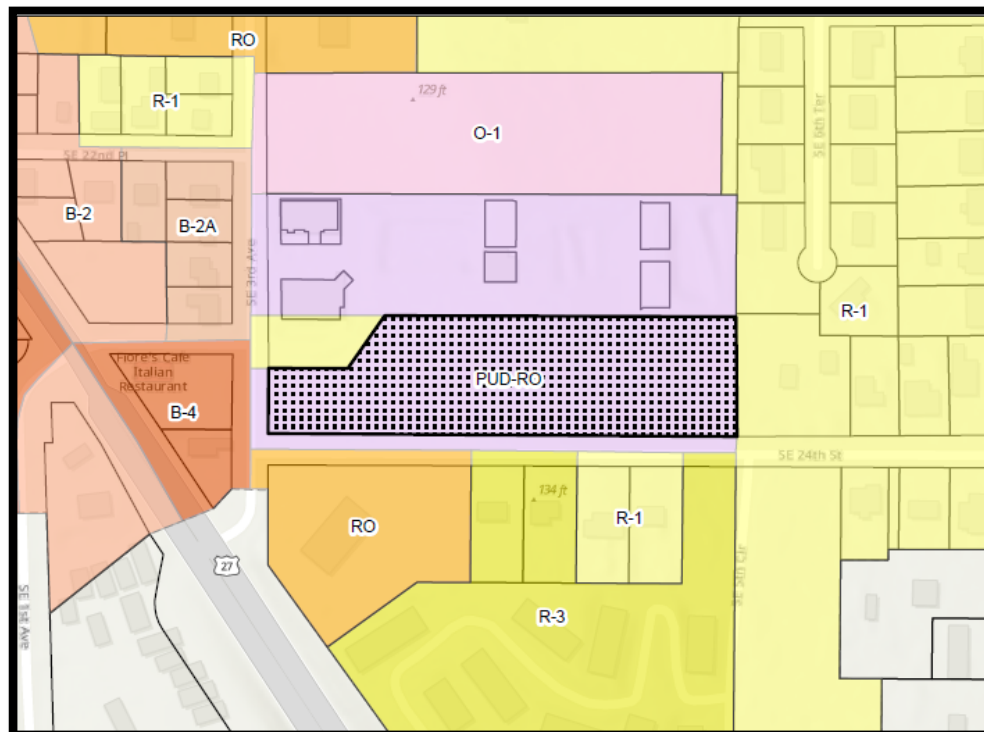
City Council (Adoption): October 6, 2026

Applicant/ Property Owner: New Ocala MOB, LLC
Agent: Fred N. Roberts, Jr., Klein & Klein, PLLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone from PUD-RO, Office Planned Unit Development, to PD, Planned Development, with associated PD Plan and Standards Book

Parcel Information

Acres: ±4.26 acres
Parcel(s)#: 30576-000-00
Location: 325 SE 24th Street
Existing use: Undeveloped (former Single-Family Residence)
Future Land Use Designation: Low Intensity
Zoning Designation: PUD-RO, Office Planned Unit Development
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The applicant is requesting a rezoning for the subject property from PUD-RO, Office Planned Unit Development, to PD, Planned Development with an associated PD Plan and Standards Book, for a 21,000 square foot medical office development.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property, identified as Parcel 30576-000-00, consists of approximately 4.26 acres and is located northeast of the intersection at SE 3rd Avenue and SE 24th Street. The property was annexed into the City on June 13, 1949, and is described as a portion of Lot 39 of the Gilliam's Subdivision of NE Portion of the Sanchez Grant, Plat Book A, Page 22.

The property was originally developed with a single-family residence, which was demolished between 2006 and 2007. The property has remained vacant since that time.

The property was originally zoned R-1, Single-Family Residential, with a future land use category of Low Density Residential (LDR).

The property has been the subject of five public hearing requests. The following summarizes the land use amendments and rezoning requests associated with the subject property.

- In April 2004, an application to rezone (ZON04-0007) the subject property from R-1, Single-Family Residential, to RO, Residential Office, and to change the future land use change (LUC04-0001) from Low Density Residential to Professional Services. The request was denied by the Planning & Zoning Commission and later withdrawn by the applicant.
- In May 2004, Thomas Rhodes, partnering with Aslan Partners, LLC, made an application for a Public Hearing request to utilize residentially zoned property (a portion of the subject property) for driveway access to land which is not residentially zoned (PH04-0001). The request was approved with conditions. Approval was subject to a Cross-Access Agreement which required the applicant to provide access through a shared driveway, serving both the Aslan Park and Alston properties and eliminating the need for any additional access points along SE 3rd Avenue.
- In August 2004, the property owner, Margaret Alston, made a new application to change the future land use designation from Low Density Residential to Medium Density Residential, increasing the density to a maximum of 12 dwelling units per acre (LUC04-0019). The request was approved by City Council in February 2005.
- In May 2005 the property owner, Margaret Alston, made an request to rezone the subject property from R-1, Single-Family Residential, to PUD-RO, Office Planned Unit Development, associated with a conceptual plan proposing four, 5,000 square foot professional offices (PUD05-0003). The request was approved by City Council in June 2005.
- In March 2005 –ECO Stonecrest, LLC, made a request to amend the approved Conceptual PUD by changing the use from professional offices to medical offices, reducing the size and number of buildings, and modifying parking. The request was approved by City Council March 2006.

In 2013, the Comprehensive Plan was consolidated. The future land use designation was changed from Medium Density Residential to Low Intensity. Although the property retained its previously approved PUD-RO zoning, the approved development was never finalized or constructed.

The current property owner and applicant purchased the property in November 2025.

The current zoning designation and Future Land Use of the property are:

- **Zoning: PUD-RO, Planned Unit Development**, The PUD zoning designation was intended to encourage and promote more flexibility of design in the development of permitted uses than is allowed under the conventional zoning designation. The designation promotes more economical and efficient use of land, a higher level of amenities, preservation of natural features, and protection of adjacent and nearby development and land.
- **Future Land Use: Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 and maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-RO, Office Planned Unit Development	Aslan Park PUD
East	Neighborhood	R-1, Single Family Residential	Single Family Dwellings
South	Low Intensity	R-1, Single Family Residential RO, Residential Office R-3, Multi- Family Residential	Single- Family Dwellings The Non-profit Resource Center of the Community Foundation for Ocala/ Marion County Multi-Family Residential
West	Low Intensity	B-4, General Business R-1, Single Family Residential	Used Automobile Sales - Auto Mall Fiores's Italian Restaurant Joint Access Driveway

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-RO to PD, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Regulations, and the established neighborhood development pattern.

Proposed PD Plan and Standards:

The PD Plan and Standards book consists of a one-phase development on approximately 4.26 acres for a 21,000-square-foot medical office building. The proposed use includes a variety of medical and ancillary services, including counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related functions.

The PD Plan provides two points of access. The primary access is proposed from the existing shared driveway along SE 3rd Avenue, subject to the existing cross access agreement, and the secondary access is provided from SE 24th Street. The building is located on the western portion of the property and includes a covered one-way patient drop-off area.

The proposed building incorporates a contemporary commercial architectural design featuring a prominent stone veneer entrance, storefront-style glazing, modern aluminum awnings, neutral exterior finishes and is limited to a maximum height of 25 feet.

The PD plan proposes 128 parking spaces, including five ADA spaces, with pedestrian crosswalks throughout the parking lot and five-foot wide sidewalks along the southern and western property boundaries, as well as along the front of the building. Two stormwater retention ponds are proposed on the eastern and western portions of the property. Landscaping includes the preservation of existing natural vegetation and the installation of 25-foot landscape buffers where existing vegetation cannot be retained. The plan also proposes two monument signs, one at each entrance, and approximately 40 percent open space, with approximately 17.85 percent provided as usable open space.

Neighborhood Meeting:

A neighborhood meeting was held on January 21, 2026, at the Comfort Inn Ocala Silver Springs Conference Room. During the meeting, the applicant and agent presented the proposed development. Five nearby residents attended and asked questions regarding the project timeline, proposed buffers, traffic impacts, the height of the proposed building, and the location of the proposed access points. There were no city staff in attendance.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element 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.*

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR. Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed Planned Development is consistent with Future Land Use Element Policy 6.3 for Low Intensity. The PD Plan proposes a 21,000-square-foot medical office building. Office uses are permitted within the Low Intensity Future Land Use category. The proposed development is located on approximately 4.26 acres, resulting in a floor area ratio (FAR) of approximately 0.11, which is below the maximum permitted FAR of 0.75.

The proposed site layout also meets the intent of the Low Intensity land use by supporting an automobile-oriented development pattern while maintaining consistency with surrounding properties. The surrounding area consists of single-family residential to the east and a mix of single-family residential and light commercial uses to the south, west, and north. This development pattern is connected by a series of local roadways and a collector road with sporadic sidewalks that do not provide a cohesive or connected pedestrian mobility network. Therefore, the predominant means of travel is by way of vehicular travel.

As encouraged by Policy 6.3, parking is located to the side of the building rather than being located predominately along the street frontage or in front of the building, creating a more appropriate streetscape while maintaining compatibility with nearby development. The site has frontage on two public streets with the building placement, a 25-foot natural buffer along SE 24th Street, 48-inch-high retaining wall along the eastern property line, and 36-inch native hedge with landscape buffer along the northern property line helping to screen and internalize the parking area.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-941(b): *A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

Staff Comment: The proposed Planned Development rezoning is consistent with Section 122-941(b)(1) of the Code of Ordinances. The subject property consists of approximately 4.26 acres,

exceeding the one-acre minimum site requirement. The requirement to include at least two land uses does not apply. Therefore, the proposed single medical office use satisfies this standard as well. Additionally, the property has frontage on two public roadways, including approximately 885.43 feet along SE 24th Street and approximately 130.80 feet along SE 3rd Avenue, exceeding the minimum requirement of 100 feet of frontage on a public roadway. SE 24th Street is a local road with some light commercial at the intersection of SE 3rd Avenue and SE 24th Street which transitions to a single-family residential development pattern mid-way in the block directly south of the proposed development. To minimize impacts of potential glare and off-site lighting, signage should be limited to external illumination only of freestanding ground mounted and wall signs.

2. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1 B-1A, B-2, B-2A, B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, PD , FBC
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Staff Comment:

The PD zoning district is a permitted zoning district within the Low Intensity Future Land Use category. The proposed PD Plan and Standards Book includes a medical office use, which is permitted in the RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-3C, B-4, B-5, and SC zoning districts. These zoning districts are all permitted within the Low Intensity Future Land Use designation. Therefore, the proposed PD rezoning is consistent with the Future Land Use Map.

3. Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:

- (1) *Access. Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.*

Staff Comment: The PD Plan shows that the subject property will be accessed by two existing public roadways. Primary access is provided by an existing joint driveway from SE 3rd Avenue, subject to an existing access agreement. Secondary access is provided from SE 24th Street. Internal drive aisles provide circulation throughout the site, including access to the proposed medical office building, parking areas, and covered drop-off area.

- (2) *Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.*

Staff Comment: The PD Plan depicts a combination of vegetative buffers, Type 1 – 7.5-foot Planted Buffer, Type 2 – 25-foot Planted Buffer, and 25-foot Natural Vegetative Buffer. The landscape buffers around the perimeter of the site are to provide separation from adjacent, less intensive uses. A 25-foot-wide natural vegetation buffer is provided along approximately 408 feet of the southeastern property line. Along the southwestern property line, the plan provides a 25-foot-wide, 275-foot-long Type 2 landscape buffer, followed by a 25-foot-wide

natural vegetation buffer that continues approximately 170 feet along the southwestern property line and 130 feet along the western property line. These buffers separate the proposed development from the Auto Mall, Fiore's Italian Restaurant, the Non-Profit Resource Center of the Community Foundation for Ocala/Marion County, and nearby single-family homes. A 25-foot-wide, 230-foot-long natural vegetation buffer is also provided along the eastern property line to buffer the adjacent single-family residence. Along the northern property line, a Type 1 landscape buffer is provided to screen the proposed parking area from Aslan Park. The PD Standards require all buffers to meet or exceed the minimum requirements of Section 122-260 of the Code of Ordinances.

- (3) *Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.*

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

- (4) *Open space. Open space requirements for a PD are as follows:*

- a. *Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.*

Staff Comment: The PD Plan indicates that approximately 40.81% of the development (or 1.74 acres) will be preserved as open space, exceeding the minimum required 25% (or 1.06 acres). Additionally, approximately 17.85% (or 0.19 acres) of the site is proposed as usable open space, exceeding the minimum required usable open space of 10% (or 0.11 acres). The proposed open space consists of natural vegetative buffers and landscaped areas that provide separation from adjacent properties and contribute to the overall character of the development.

- b. *Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.*

Staff Comment: Open space is provided in accordance with Section 122-941(c)(4)(b). The PD Plan provides approximately 1.74 acres (40.81%) of open space and 0.19 acres (17.85%) of usable open space. The open space calculations do not include the proposed stormwater retention areas, parking areas, drive aisles, or street right-of-way, consistent with the requirements of this section. A portion of the open space along the rear of the property does contain a utility easement.

- c. *Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall*

not be counted as aggregate open space.

Staff Comment: The PD Plan depicts that the proposed open space is clustered into larger areas around the perimeter of the site. The open space consists of natural vegetation buffers and landscaped areas that contribute toward the overall and usable open space requirements.

- d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.*

Staff Comment: The proposed PD is a single-use medical office development that provides approximately 40.81% of the total gross acreage (or 1.74 acres) as open space, exceeding the minimum requirement of 25%. Additionally, approximately 17.85% (or 0.19 acres) of the required open space is provided in a usable form, exceeding the minimum requirement of 10%.

- (5) Unified control. The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.*

Staff Comment: The agent submitted a Commitment for Title Insurance indicating unified control.

- (6) Phasing. City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.*

Staff Comment: The PD Plan proposes a one phase development of a medical office.

- (7) Platting. All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.*

Staff Comment: No platting is proposed as part of this PD. Should the property be subdivided in the future, it will be required to comply with the requirements of Chapter 114 of the Land Development Code, no variations from code are requested.

- (8) Site plan review. Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.*

Staff Comment: The proposed development will be subject to site plan review in accordance with Chapter 122, Article IV, of the Code of Ordinances. A final site plan will be required prior to development and shall be consistent with the approved PD Plan and Standards Book.

- (9) Development. A development meeting the criteria for a shopping center shall comply with*

all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7), (8) and (9) and 122-918(a)(l).

Staff Comment: A shopping center is not a part of the proposed PD and therefore an amendment pursuant to Section 122-946 to the PD Plan and Standards Book would be required to accommodate the use.

(10) Access to utility systems and public services. A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development.

Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

1. Section 122-377– Parking requirements.

The PD Standards Book proposes allowing off-street parking within 7.5 feet of property zoned RO. Section 122-377 requires off-street parking to be located no less than 10 feet from any residentially zoned property.

Staff Comment:

The requested deviation provides flexibility in the site layout while maintaining appropriate separation and screening between the parking area and adjacent properties.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-RO, Planned Unit Development	Development of two professional offices totaling 10,715 square feet each.	100-feet	35-feet
Proposed	PD, Planned Development	Development of 21,000 square foot medical office building.	100-feet	25-feet

Staff Comment:

The proposed PD rezoning replaces the existing PUD-RO zoning with a single 21,000-square-foot medical office building. While the site layout has changed, the overall office use remains consistent with past approvals. The proposed PD maintains the 100-foot lot width and reduces the maximum building height from 35 feet to 25 feet.

Section 4 - Level of Service (LOS) Analysis

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

The purpose of this analysis is to evaluate the City's ability to provide public facilities and services to support the proposed single-phase, 21,000-square-foot medical office building. The project is located within the City's service area, and public water service is available. The nearest publicly accessible sanitary sewer force main is located along the south side of SE 24th Street. Utility

connections and any required extensions will be reviewed during the site plan review process. The following level of service (LOS) information is provided to evaluate the available capacity of public facilities identified in the Comprehensive Plan, Capital Improvements Element.

Transportation: The subject property has frontage along SE 24th Street and SE 3rd Avenue. SE 3rd Avenue is a collector road which connects US 441 to the south and SR 464 to the north. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. The Adopted LOS for this segment of SE 3rd Avenue is LOS E, which is operating sufficiently at an LOS C. There is approximately 7,932 AADT available before a failure of the road segment would occur. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Table 3: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2025 AADT	Existing LOS
SE 3rd Ave From: US 441 To: SR 464	2	45	Collector	E	11,232	3,300	C

Potable Water: The project is within the City's active service area, and City water service is available. Existing City water mains are located along SE 3rd Avenue and SE 24th Street, east and south of the subject property. Water service connections will be determined during the site plan or subdivision review and approval process.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

Sanitary Sewer: The project is located within the City's active service area. The nearest publicly accessible sanitary sewer force main is located along the south side of SE 24th Street, beginning at the intersection of SE 3rd Avenue and extending approximately 540 feet east. The extension of the City sanitary sewer service and the required connections will be reviewed during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd), currently 6.3 million gallons is consumed daily.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS):* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).

- *Available Capacity:* Capacity is available. The City's 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City and the City's current contract allows for unlimited tonnage of solid waste.

Schools: The proposed Planned Development does not include any residential uses. Therefore, approval of the proposed development is not expected to impact school capacity.

Other Public Facilities:

Electric: The subject property is within the Ocala Electric Utility service territory.

Internet: The subject property is not in an Ocala Fiber service area.

Stormwater: The subject property is not located within a FEMA Special Flood Hazard Area. The PD Plan includes two stormwater retention areas to manage runoff from the proposed development. Stormwater facilities will be designed to meet City requirements, and runoff will be retained on-site. The stormwater system must also be designed to provide flood protection for a 100-year, 24-hour storm event.

Fire Service: Ocala Fire Rescue Station #7 is located approximately 1.4 miles from the subject property, which is within the desired industry standard of 1.5 miles for fire service.

Section 5 - Staff Findings and Recommendation

- The proposed development provides approximately 40.81% open space, exceeding the minimum requirement of 25%, and provides approximately 17.85% usable open space, exceeding the required 10%.
- The proposed PD includes a 21,000-square-foot medical office building with a floor area ratio (FAR) of approximately 0.11, which is consistent with the maximum commercial FAR of 0.75 allowed within the Low Intensity Future Land Use designation.
- The requested parking setback variation provides flexibility in the site layout while maintaining adequate buffering between the proposed parking area and adjacent properties.
- The proposed PD rezoning is consistent with existing land use, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning request.
- The proposed development will be subject to site plan review to ensure compliance with the approved PD Plan and the Code of Ordinances.

Staff Recommendation: Approval with conditions of PD26-0002
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Staff recommends approval with the following conditions for the PD Rezoning:

1. Development of the subject property is consistent with the PD Plan and Standards Book approved through Resolution 2026-____ or as amended.

Staff recommends approval with the following conditions for the PD Plan and Standards

Book:

1. Connection to City public facilities will be required prior to further development of the property.
2. All internal drive aisles within the development shall be privately owned and maintained.
3. A sidewalk along both SE 3rd Avenue and SE 24th Street shall be provided with development of the property.
4. Natural vegetative buffers as shown on the PD Plan must be provided or vegetative infill shall be necessary to provide adequate screening to adjacent residential uses.
5. Signage along SE 24th Street shall be limited to external illumination only of a freestanding ground mounted sign and applicable wall signs. Digital or internal illumination shall only be allowed on SE 3rd Avenue pursuant to the PD Standards Book. All external illumination of signage shall not create glare or off-site impacts greater than one-foot candle beyond the property line.