



Marion County Board of County Commissioners

Date: 7/28/2021

P&Z: 7/26/2021 BCC: 8/17/2021

Application No:
210804Z
(AR 26887)

Type of Application:
Rezoning

Request:
From: PUD, Planned Unit Development
To: B-2, Community Business

Future Land Use Designation:
Commercial (1.0 FAR
0-8 du/ac)

Parcel #/Acreage:
35623-001-01/±4.81 ac
portion of ± 104.25 acre property

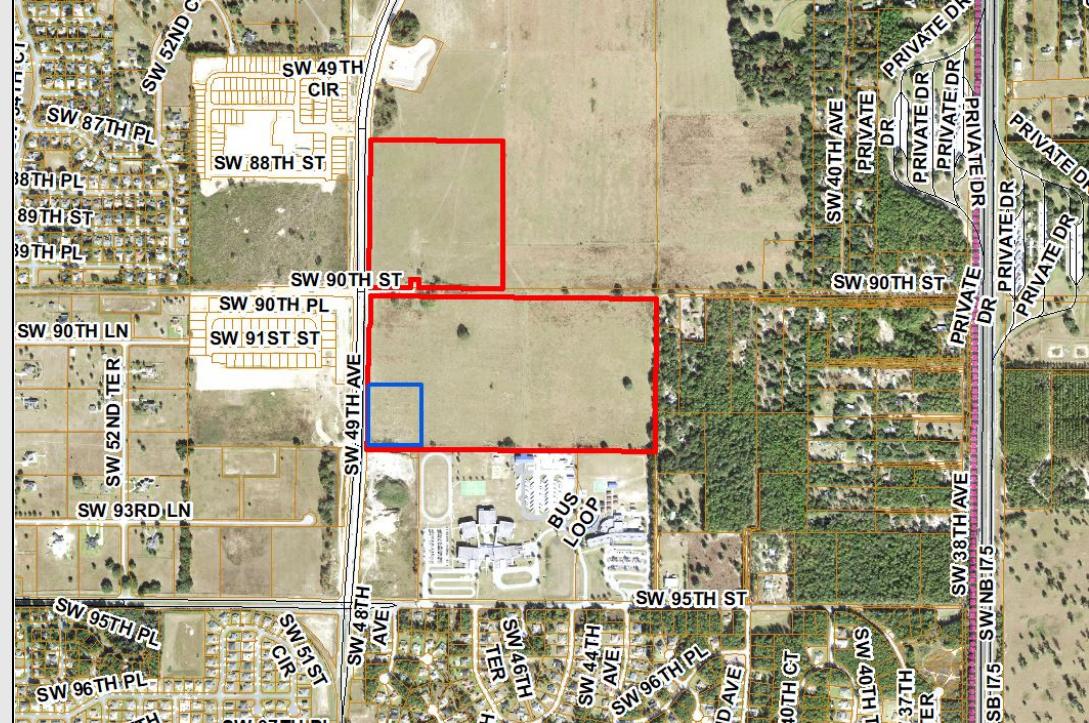
Existing Use:
Vacant

Owner/Applicant(s):
Ocala Crossings South,
LLC, C/o Bradford
Executive Holdings,
LLC / Steven Fischer

Staff Recommendation
Approval

P&Z Recommendation:
APPROVAL
(ON CONSENT)

Project Planner
Ken Weyrauch, Senior
Planner



Subject property (portion of) is shown in blue, overall parcel is shown in red.

Item Summary

Staff is recommending **APPROVAL** for rezoning from PUD (Planned Unit Development) to B-2 (Community Business) on ±4.81 acres, in accordance with Marion County Land Development Code, Article 2, Division 7, *Zoning Change*. This request has a concurrent Comprehensive Plan Amendment, asking to change the land use from Medium Residential to Commercial for this site only. Staff is recommending approval because the proposed zoning is consistent with the Comprehensive Plan and compatible with the surrounding area.

Public Notice

Notice of the public hearing was mailed to 14 property owners within 300 feet of the subject property.

Location

The property is located on SW 49th Avenue, ¼ mile north of SW 95th Street.

Request

The applicant is requesting to rezoning from PUD (Planned Unit Development) to B-2 (Community Business) on ±4.81 acre portion of ±104.25 acre property.

Code Enforcement Action: None. Previous Rezoning Applications: 060308Z (A-1 to R-1) 140101Z (A-3 to PUD) 210306Z (PUD to PUD)	
Concurrent Comp. Plan Amendment: 21-S05	

Analysis

The subject property is part of Ocala Crossings South Planned Unit Development (PUD), which was approved in 2014 then modified in 2018, and again in March of 2021. The SW 49th Avenue corridor is a newly developed area with over 2,000 near residential units planned to be built within a mile of the subject property. There are two public schools immediately to the south of the subject property as well as properties designated for future commercial development. A gas station and convenience store are currently in development along SW 49th Avenue at the SW 95th Street intersection.

DRC Staff Concerns:

Traffic: 1. It is unclear what the level of density is allowed or likely under this proposal. For a suburban commercial development with a FAR of .25 it is estimated that the trip generation will be near 350 trips per hour in the peak hour. A more intense development with a FAR of 1.0 will generate over 900 peak hour trips. This compares to less than 20 peak hour trips for medium density residential which allows up to 4 du/ac.

2. A traffic study has been submitted for the proposed residential PUD which covers this parcel. If this amendment is approved, that study will need to be modified to include this commercial area.

The following tables summarize the adjacent future land use designations, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	Medium Residential	PUD (Planned Unit Development)	(00) Vacant Residential
S	Commercial	B-2 (Community Business)	(10) Vacant Commercial
E	Medium Residential	PUD (Planned Unit Development)	(00) Vacant Residential

W	Medium Residential	PUD (Planned Unit Development)	(00) Vacant Residential
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Transportation: The traffic analysis of the proposed ±4.81 acre site has the potential to generate over 900 peak hour trips. This compares to less than 20 peak hour trips for Medium Density Residential at 4 du/ac. A traffic study had previously been submitted for the existing PUD on the site and will need to be modified to include the commercial area.

Development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency and access review processes which may require additional specialized access improvements.

Access to the property is from SW 49th Avenue.

SURROUNDING ROADWAY CONDITIONS						
Road	Class	Maint.	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SW 49 th Avenue	Arterial	County	Paved	4	±120'	±0'

Infrastructure

The site is in Marion County's Utility Service Area and will have to connect to centralized water and sewer.

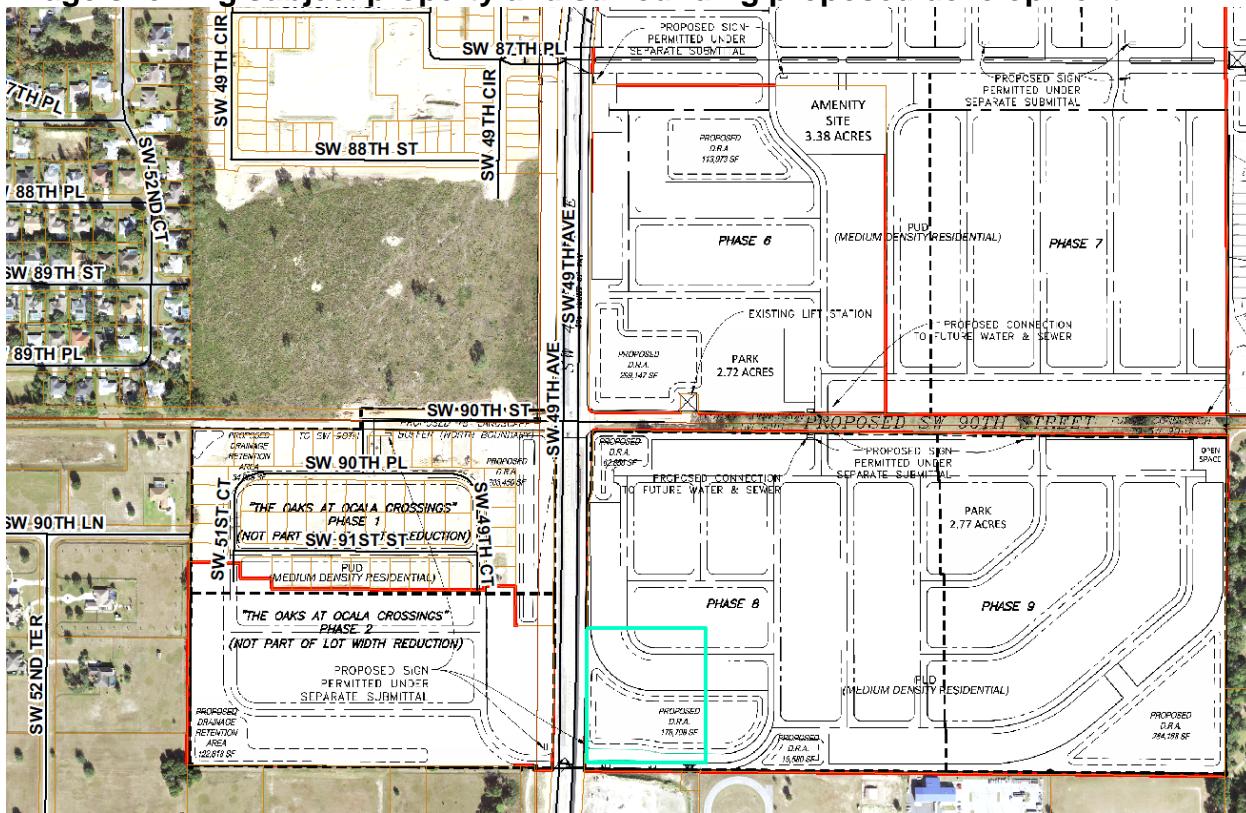
In reaching its decision, the Commission must address the following:

- a. **Granting the proposed zoning change will not adversely affect the public interest.** The subject properties are located adjacent to new development and two existing public schools. The B-2 zoning classification is a common low-intensity commercial zoning that allows for uses intended to serve the local communities.
- b. **The proposed zoning change is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2045 Future Land Use Map of the Comprehensive Plan designates these properties as Commercial. Rezoning the site to PUD for B-2, Community Business uses is consistent with the Comprehensive Plan.
- c. **The proposed zoning change is compatible with land uses in the surrounding area.** The subject property is adjacent to existing commercial property and surrounded by vacant land that is intended to be developed into residential uses.

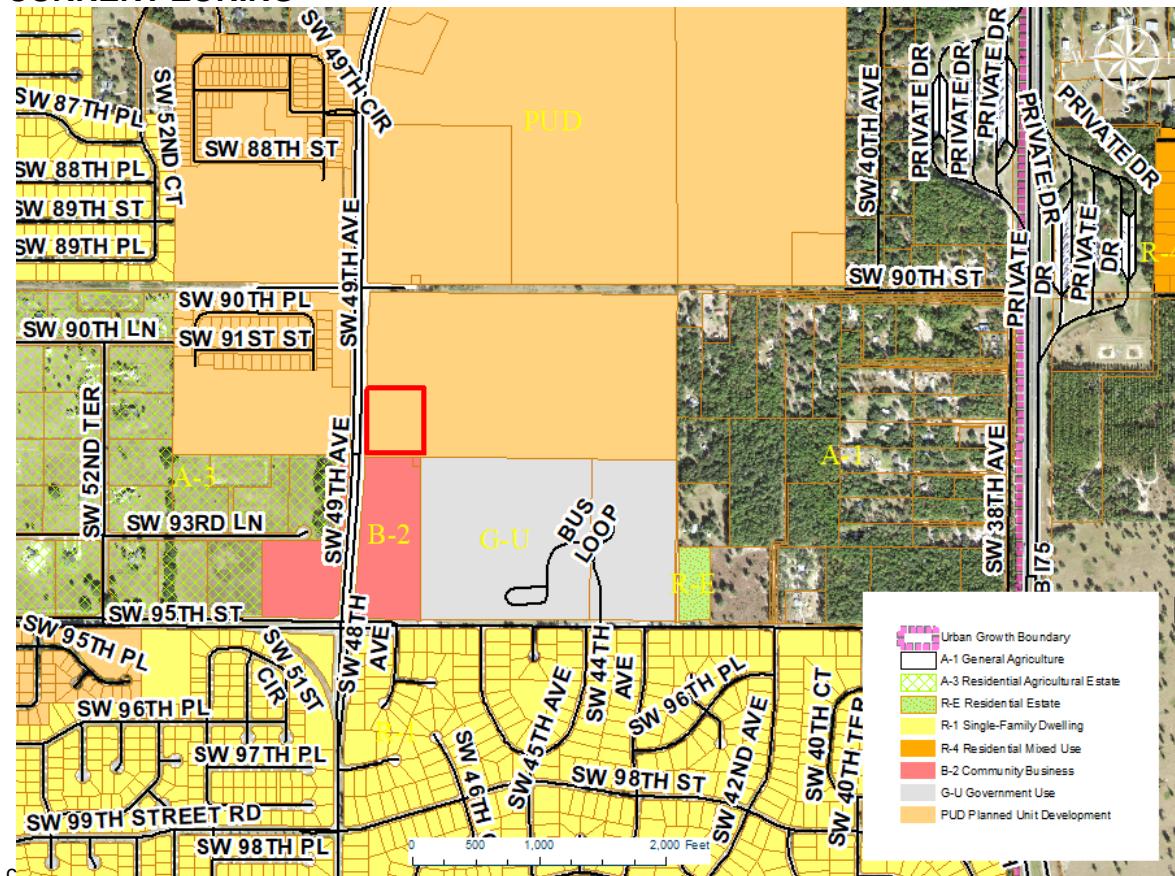
PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL

Staff Recommendation: Approval

Image showing subject property and surrounding proposed development

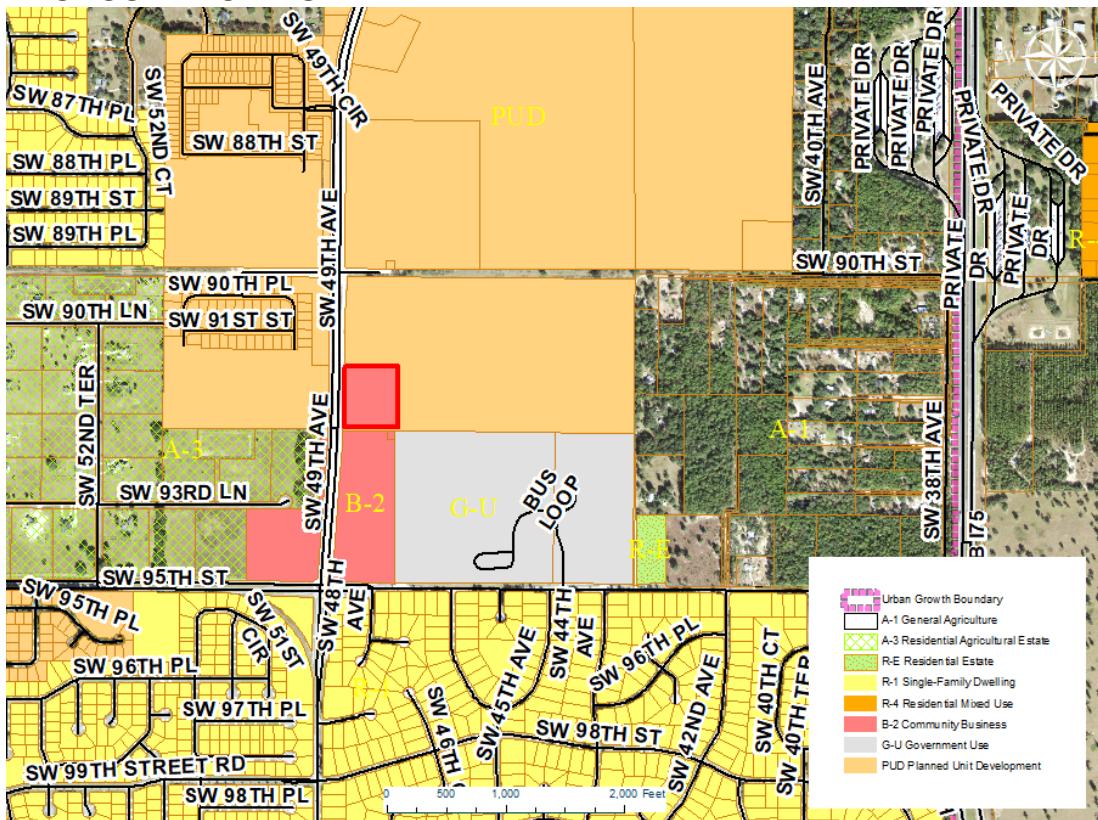


CURRENT ZONING



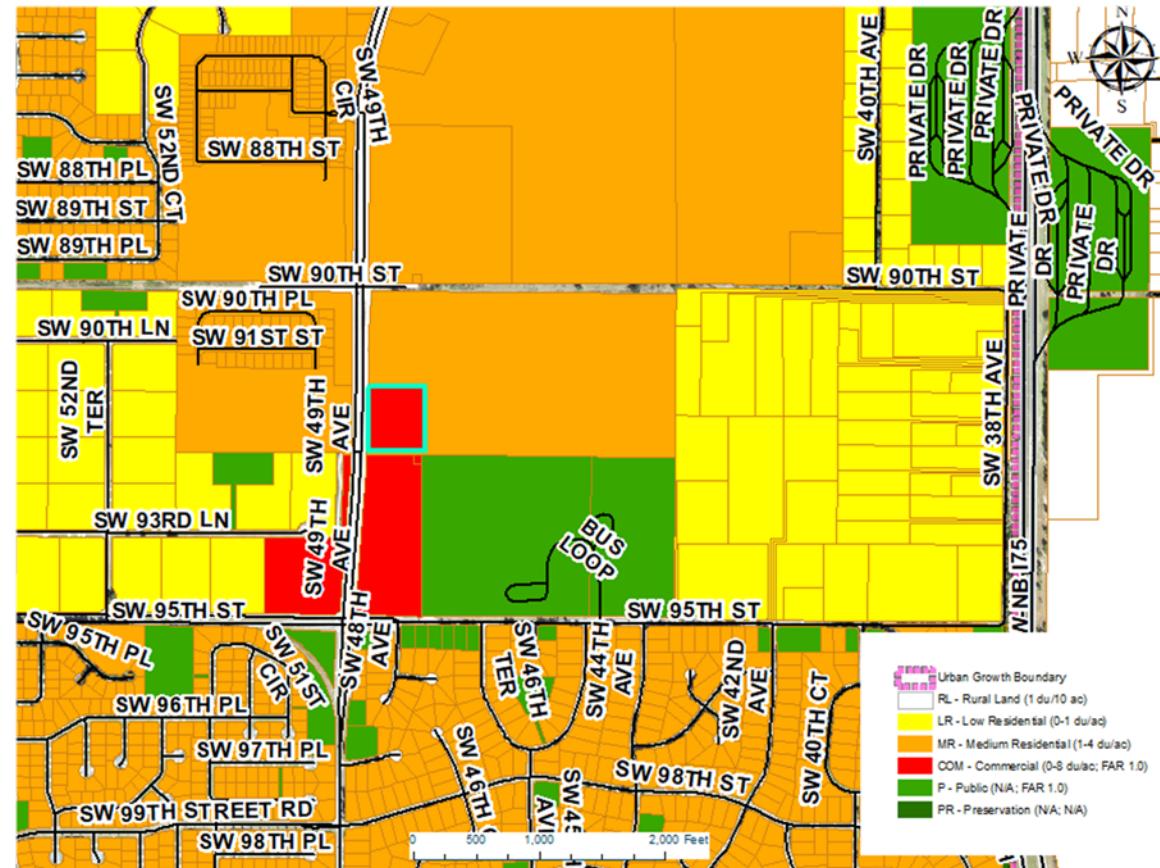
Only subject property shown (portion of) for clarity of location.

PROPOSED ZONING



Only subject property shown (portion of) for clarity of location.

CURRENT FUTURE LAND USE DESIGNATION



Only subject property shown (portion of) for clarity of location.