TLCPD

MEMORANDUM

Tallahassee-Leon County
Planning Department

To: **Members of the Tallahassee / Leon County Planning Commission**
From: **Enid Ehrbar, Senior Planner**
Date: **June 4, 2003**
Subject: **Consistency Review: Bradfordville Settlement Agreement Ordinance**

The Planning Department staff has been asked to review the proposed addition of Section 10-961 to Chapter 10 of the Leon County Code of Laws for consistency with the Comprehensive Plan. This section provides for Bradfordville Rural Road Designations, establishing preservation criteria, and design and development standards to implement the provisions of the Bradfordville Sector Plan. This ordinance establishes development and regulatory requirements for specifically named segments of roadways within the Bradfordville Sector Planning Area. Staff has reviewed the proposed changes in relation to the Comprehensive Plan policies and finds the proposed ordinance consistent with the Plan based on the limited policy language contained in the Plan. The direction from the Planning Commission Attorney has been to find an item consistent with the Comprehensive Plan if the Plan does not address the issue. The Comprehensive Plan does not directly address the limitation on road widening on these or any other roadways. This addition to the Bradfordville Sector Plan is consistent with and could be interpreted to further Transportation Objective 1.9, which directs "Incorporate into all transportation system decisions an aesthetic component by adopting policies which will result in a less intrusive roadway system."

There is one consistency issue related to the Capital Improvement Element of the Comprehensive Plan (CIE) that initially concerned staff. The current CIE contains a line item in the year 2004 for $732,000 for improvements to Bradfordville Road from Thomasville Road to Centerville Road. This could be interpreted as inconsistent with the direction of this proposed ordinance. The County Public Works Director Tony Park has acknowledged that this funding is in the current CIE, but will be deleted from the work program in the next CIE update, which will occur in the July Comprehensive Plan amendment cycle. As long as this item is deleted from the CIE, there should not be a consistency issue with this proposed ordinance modification.

This ordinance designates the following road segments as Rural Roads:

1. Bradfordville Road, from its intersection with Velda Dairy Road to Centerville Road;
2. Roberts Road, from its intersection with Centerville Road to its termination;
3. Proctor Road, from its intersection with Thomasville Road to Roberts Road;
4. Grenville Road, from its intersection with Pisgah Church Road to Proctor Road;
5. Pisgah Church Road, from its intersection with Bradfordville Road to its termination at Pisgah Church.

This ordinance modifies the Bradfordville Sector Plan by designating five roadway segments in the Bradfordville Sector Planning Area as rural roads. It also places design and development standards on these roadway segments as follows:

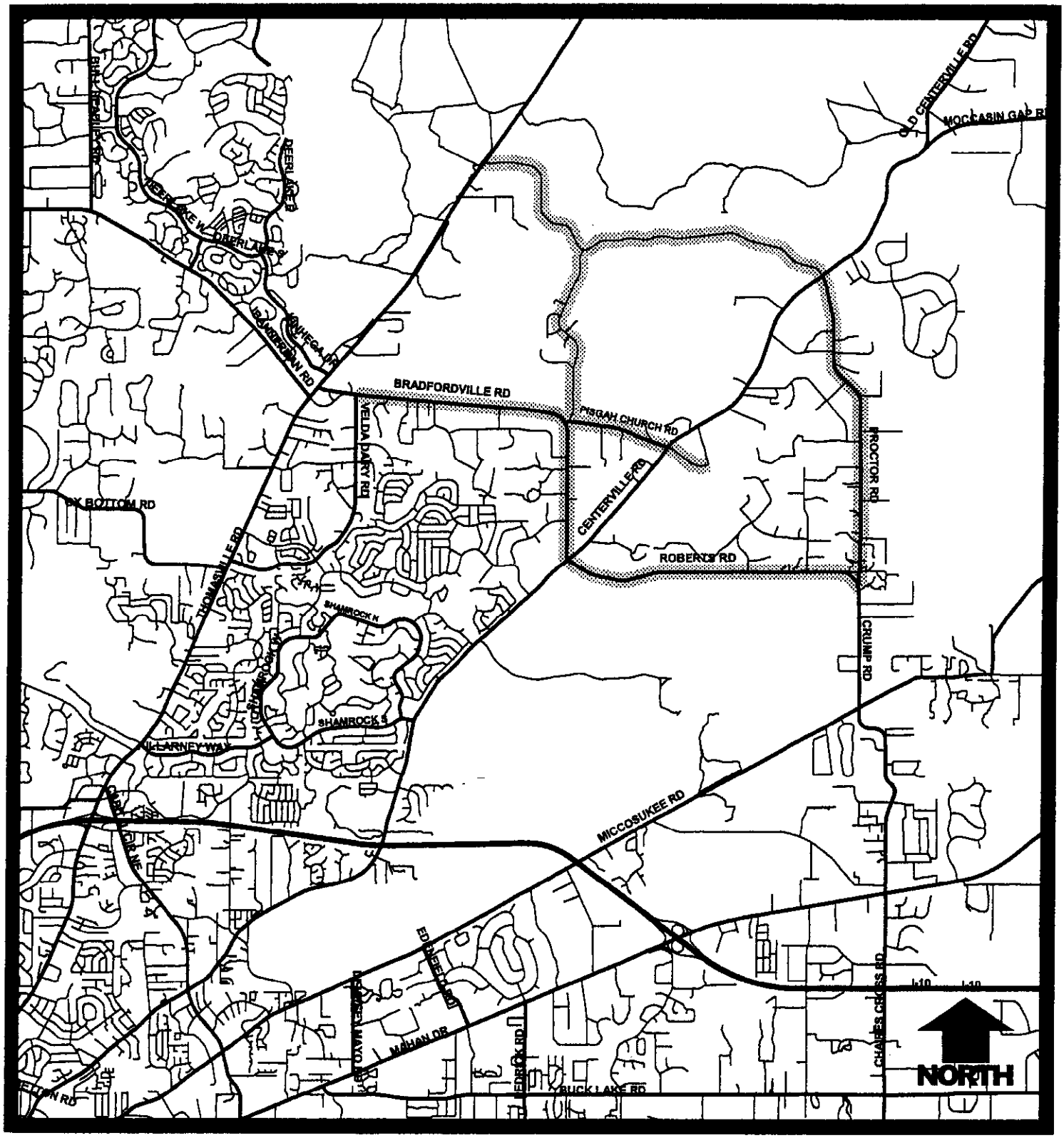
- It does not allow these roadways to be more than 2 lanes (unless they already are more than 2 lanes).
- No curb and gutter will be permitted.
- All houses must be setback 75 feet from the centerline of the designated rural road (Setbacks will not apply if it would preclude building a house on a legal lot of record. Infrastructure may be allowed within the 75-foot zone if it is buffered from view).
- The County will not remove the vegetation within this 75-foot zone unless there is a health, safety, or welfare issue.
- No off site advertising signs shall be permitted within 200 feet of the designated rural roadway.

This ordinance does contain an expiration date of January 2, 2017.

Although not a Comprehensive Plan consistency issue, Transportation Planning staff has noted their concerns related to this ordinance in that it will cause constraints on the roadway system as they are preparing to develop the Long Range Transportation Plan (LRTP) update. They are concerned that some of these roadways that are designated as rural will show a need for widening when the modeling is done for the 2020 Plan update. Because these roadways will be constrained by this agreement, it may cause additional traffic to go onto other roadways, such as the canopy roads, that are not designed to handle the additional traffic.

As long as the CIE is amended to remove the $732,000 funding currently listed for improvements to Bradfordville Road, Planning staff does not believe there are any consistency issues with the Comprehensive Plan Policies. We would recommend that the Planning Department be directed to initiate the necessary modifications of the CIE in the next Amendment Cycle.

Bradfordville Rural Road Designations



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