TLCPD

MEMORANDUM

Tallahassee-Leon County
Planning Department

To: **Planning Commission**
From: **Jean Gregory, Planning Manager – Comprehensive & Environmental Planning**
Date: **August 27, 2002**
Subject: **Proposed Revisions to Leon County Land Development Regulations - Implementation of Site Specific Zoning in Woodville**

Introduction

This proposal modifies the County's zoning regulations by creating a new zoning district, WC Woodville Commercial District, providing for review levels for properties in the new zoning district, and modifying the district intent for some site specific residential and commercial zoning districts to make them applicable in the Woodville Rural Community category as well as Mixed Use category. The proposal also provides that the OS Open Space district is allowed in any future land use category.

Consistency Determination

While all of the areas designated Rural Community in Leon County share some qualities, the Woodville Community has experienced different types of growth pressures than the other areas, and in order to achieve the objectives of the Comprehensive Plan for that area, it is appropriate to utilize a variety of zoning districts. Therefore, a separate future land use category was created, Woodville Rural Community, as part of the Cycle 2002-1 Comprehensive Plan Amendments. As part of this amendment, the applicability of the land use matrix was disengaged, instead allowing location of particular land uses to be governed by more precise site specific zoning districts. (The matrix previously dictated appropriate location by land use type in the Woodville Rural Community.)

Planning Department staff has reviewed the proposal and finds that the proposal is generally consistent with the Comprehensive Plan with two exceptions. Specifically, the Comprehensive Plan provides that:

1. The land use matrix is not applicable to the Woodville Rural Community Future Land Use category. *The zoning code was not amended to reflect this change since the land use development matrix is not included in the County zoning code.*

2. Objective 3.4 Land Use Element provides the scale and intensity of commercial land use will be consistent with the community, such land uses will be designed in a manner to be compatible with adjacent land uses, and access management will be addressed. Policy 3.4.1 Land Use Element addresses enactment of zoning district regulations to address

commercial development consistent with Objective 3.4. Policy 3.4.2 provides that the impacts of commercial development that may require additional regulation including features such as outdoor sales lots, lighting, traffic access, noise, and signage. *The proposed WC Woodville Commercial District is consistent with these requirements. The district establishes maximum building restrictions for warehouses and all other permitted principal uses consistent with the Woodville Rural Community future land use category. The district is intended to apply to areas exhibiting an existing pattern of linear commercial development. The uses allowed in the district are consistent with other commercial uses in Woodville. The district permits automotive repairs and sale of automotive parts. However, staff did not include as permitted uses automotive sales, boat sales, and mobile home sales lots since these are not established uses in Woodville. Consistent with Policy 3.4.2 the district proposes to regulate access management, parking location, lighting, trash collection storage areas, and delivery truck docks.*

The Commercial 1 and 2 zoning districts are proposed to be applicable to properties in Woodville also. These zoning districts are found consistent with the Comprehensive Plan Objective and Policies noted above with the exception that the development intensity is inconsistent with the maximum building size permitted in the Woodville Rural Community future land use category. The districts as written allow up to a 200,000 square foot building per parcel and the Woodville Rural Community district allows up to a maximum of 50,000 square feet per building and 50,000 square feet per parcel. .

3. Policy 3.4.2.c. provides for access management standards, It specifically provides that the zoning districts may allow access to a local street provided such access does not adversely impact residential areas. *The Commercial 1 and 2 and Woodville Commercial Districts provide that the districts may access any type of street. However, in order to protect residential areas, vehicular access to a local street is prohibited if a residential zoning district is located on the other side of the local street. The districts are found to be consistent with Policy 3.4.2.c.*

4. Policy 3.4.3 lists certain design aspects of commercial development that should be addressed in the zoning code. These include building mass and height; adequate buffering to further compatibility with adjoining residential uses; location of parking facilities; interconnections for vehicular and pedestrian traffic; and limitations to vehicular access to discourage traffic through adjoining residential areas. *The buffering chart in the zoning code applies to these three zoning districts and is not specifically noted in the proposed ordinance. In regard to interconnections for vehicular and pedestrian traffic in the Commercial 1 and 2 zoning districts, a consultant is preparing Comprehensive Plan amendments for submission in the 2003-2 Cycle, which opens in January 2003, that address access management and interconnections in all zoning districts. It is recommended that consistency regarding this provision be deferred until such time as the issue is addressed comprehensively. The Woodville Commercial District has provisions for interconnections between properties. The districts are found to be consistent with the other items noted above.*

5. Policy 3.4.4 provides for access management with a goal of minimizing the number of access points. Factors that may be addressed include shared access, pedestrian movements, and limited direct access to commercial parking from residential streets. *The Woodville Commercial District addresses shared access for properties fronting on the Woodville Highway. The Woodville Commercial District and the Commercial 1 and 2*

districts limit access to local streets. The proposed ordinance is found consistent with Land Use Policy 3.4.4.

6. In regard to residential use, the Woodville Rural Community future land use category allows up to 4 dwelling units per acre. Based on other policies in the Comprehensive Plan 4 dwelling units per acre are allowed with sewer and 2 dwellings units per acre on septic tanks (policy 1.2.1 Sanitary Sewer, Utilities Element). *The RA Residential Acre zoning district requires a minimum lot size of 1 acre. The other proposed residential zoning districts (Residence 1, Residence 5, and MH Manufactured Home Park Districts) allow densities greater than 2 units per acre, but each of the zoning district charts include a general note that provides if central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots. The Residential Preservation district allows up to 6 dwelling units per acre. In this district density is regulated by compatibility with surrounding residential density and type and the Comprehensive Plan Policy that requires 0.50 acre lots for septic tanks. The sections of the ordinance providing for these residential zoning districts are consistent with Comprehensive Plan provisions.*

7. The Comprehensive Plan does not specifically address appropriate site plan review levels for projects in the Woodville Rural Community future land use category. *Sections 11, 12, and 13 of the proposed ordinance addressing Type A, B, and C review levels are found consistent with the Comprehensive Plan since the Plan does not specifically address this issue.*

8. Section 9 of the proposed ordinance provides that the OS Open Space zoning district is permitted in all future land use categories. *This provision is consistent with the overall intent of the Comprehensive Plan to provide open spaces throughout the community.*

Potential Options to Provisions

While the proposed ordinance is generally consistent with the intent of the Comprehensive Plan, staff noted two items, which require amendment. As noted in paragraph 2 above, the development intensity in the Commercial 1 and 2 districts exceeds what is permitted by the Woodville Rural Community future land use category. Staff recommends that a footnote be added to the Commercial 1 and 2 districts that provides that outside the Urban Service Area, intensity (maximum building restrictions) are limited by the underlying future land use category.

Recommendation

Staff recommends that the ordinance be found consistent with the Comprehensive Plan contingent upon the development intensity in the Commercial 1 and 2 districts being amended to become consistent with the Woodville Rural Community future land use category.

Staff from Growth and Environmental Management and Planning Departments will be present at your September 3, 2002 meeting to respond to questions.