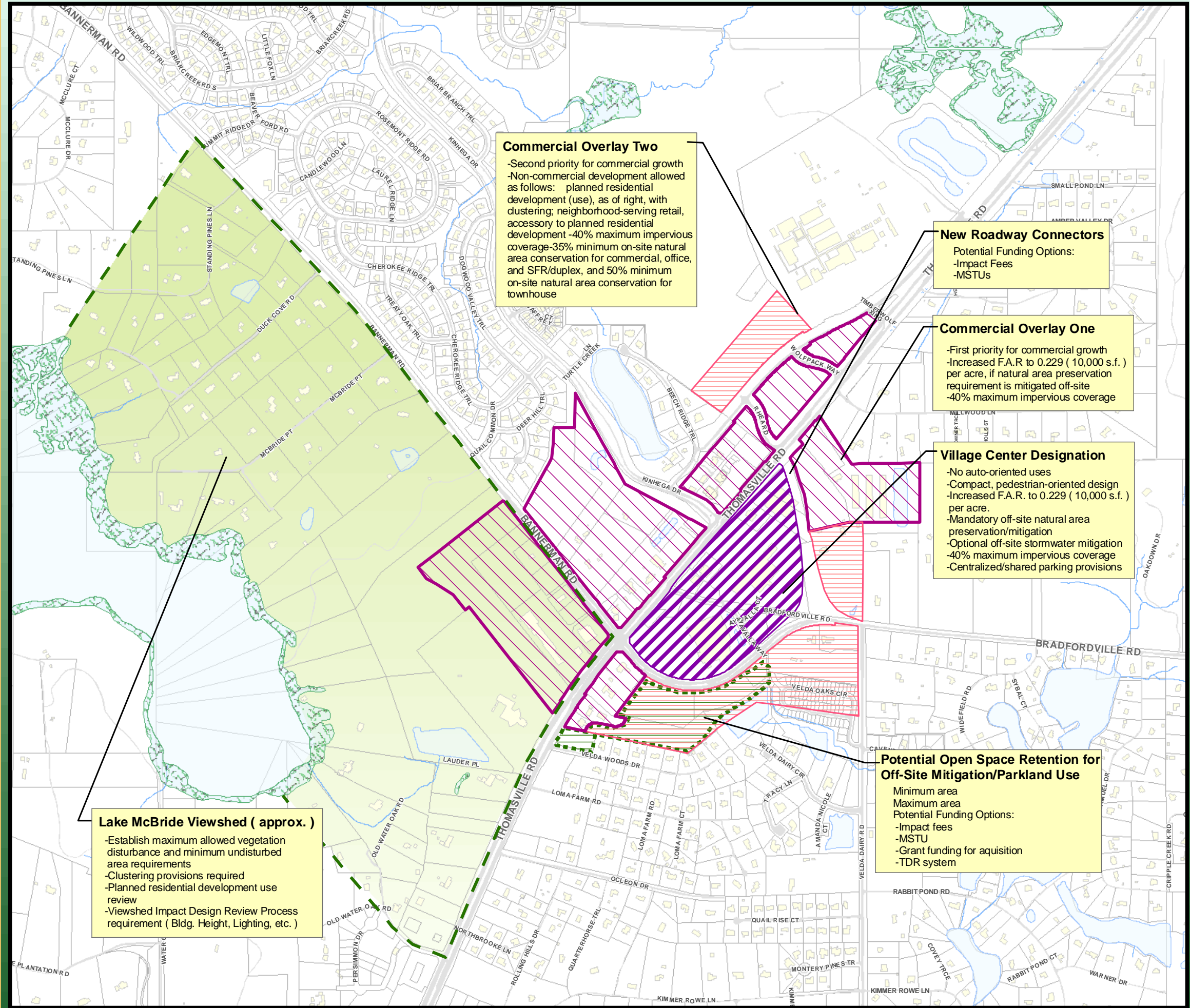


FIG. 12 - COMMERCIAL CENTER FUTURE DEVELOPMENT CONCEPT

**Amended by the
Leon County
Board of County Commissioners
on January 21, 2014**



Commercial Overlay Two
 -Second priority for commercial growth
 -Non-commercial development allowed as follows: planned residential development (use), as of right, with clustering; neighborhood-serving retail, accessory to planned residential development -40% maximum impervious coverage-35% minimum on-site natural area conservation for commercial, office, and SFR/duplex, and 50% minimum on-site natural area conservation for townhouse

New Roadway Connectors
 Potential Funding Options:
 -Impact Fees
 -MSTUs

Commercial Overlay One
 -First priority for commercial growth
 -Increased F.A.R. to 0.229 (10,000 s.f.) per acre, if natural area preservation requirement is mitigated off-site
 -40% maximum impervious coverage

Village Center Designation
 -No auto-oriented uses
 -Compact, pedestrian-oriented design
 -Increased F.A.R. to 0.229 (10,000 s.f.) per acre.
 -Mandatory off-site natural area preservation/mitigation
 -Optional off-site stormwater mitigation
 -40% maximum impervious coverage
 -Centralized/shared parking provisions

Potential Open Space Retention for Off-Site Mitigation/Parkland Use
 Minimum area
 Maximum area
 Potential Funding Options:
 -Impact fees
 -MSTU
 -Grant funding for aquisition
 -TDR system

Lake McBride Viewshed (approx.)
 -Establish maximum allowed vegetation disturbance and minimum undisturbed area requirements
 -Clustering provisions required
 -Planned residential development use review
 -Viewshed Impact Design Review Process requirement (Bldg. Height, Lighting, etc.)

Legend

Commercial Development Suitability Designations

- Commercial Overlay Zone One
- Commercial/Mixed Use Overlay Zone Two

Additional Development/Design Standards

- Village Center
- Lake Viewshed Overlay

Capital Improvements

- Open Space Retention for Off-Site Mitigation

Water Features

- LAKE
- RIVER
- STREAM
- SWAMP

Other Features

- Existing Structures

BRADFORDVILLE STUDY AREA SECTOR PLAN

TALLAHASSEE - LEON COUNTY
PLANNING DEPARTMENT
 PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Jan. 27, 2014

0 250 500 1,000 Feet