

“Extreme Makeover” for the Comprehensive Plan

Facilitators:

**Fred Goodrow,
Comprehensive Plan Director
Tallahassee-Leon County Planning
Department**

**Darrin Taylor,
Community Involvement Planner
Tallahassee-Leon County Planning
Department**



Overview

- ✓ Review of the Comprehensive Plan
- ✓ Comprehensive Plan Reform
- ✓ Evaluation & Appraisal Report

The Comprehensive Plan

A scenic landscape featuring a calm lake in the foreground, surrounded by lush green trees and rolling hills. In the distance, mountains are visible under a bright blue sky with scattered white clouds. The overall scene is peaceful and natural.

What is it?

- Guide to Community Decision-Making
- Assessment of Community Needs and Values
- Blueprint for Physical Development
- Public Document Adopted by Government
- Updated as Conditions Change

The Comprehensive Plan



General Requirements

- Supporting data & analysis
- Descriptive form –written & graphic
- Measurable goals, objectives and policies
- Internally consistent
- Financially feasible

Tallahassee~ Leon County Comprehensive Plan Addresses

- Growth & development policies
- Protection of natural resources
- Transportation & Infrastructure Needs
- Housing
- Intergovernmental Coordination (Joint Plan)
- Five-Year Schedule of Capital Improvements



Future Land Use Element

Analyzes the suitability & availability of land to meet the needs of the projected population

Allocates the future land use patterns based upon the goals, objectives and policies of the plan

**Future Land Use Map • Urban Service Area
Southern Strategy Area • Sector Plans**



Transportation Element

- Addresses all modes of transportation: Roads, Rails, Aviation, Mass Transit & Bicycle and Pedestrian Transportation.
- Establishes level of service standards for roadway



Utilities Element

Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Recharge Element

Provides for the necessary public facilities and services correlated to the future land use map.



Conservation Element

- Promote the conservation, use and protection of natural resources.
- Addresses the protection of wetlands, lakes, floodplains, significant grades, endangered species, stormwater management



Capital Improvements Element

- Evaluates the need for public facilities identified in the other elements of the comprehensive plan.
- Includes the City and County Five-Year Schedule of Capital Improvements and identifying how capital improvements will be funded.



Economic Development

- Employment opportunities, attracting new businesses, and growing existing local businesses
- Collaboration among government and businesses in diversifying the local economy.



Current Initiatives

- Comprehensive Plan Reform
- Evaluation & Appraisal Report (EAR)

TALLAHASSEE-LEON COUNTY



2010 COMPREHENSIVE PLAN

Comprehensive Plan Reform Project



Summary

- Brief History
- Summary of the Problem
- Recommendations

Brief History of Project

Originated in October 2000

Planning Commission concerned with:

- **Plan too regulatory and not user-friendly**
- **Mixed Use and Lake Protection**
- **Mixed Use as the highest priority to address**
- **Planning Works hired as the consultant for the project (August, 2003)**



Brief History of Project

- November through January – Consultant report approved by the Planning Commission, County Commission and City Commission.
- Extensive Public Participation

Summary of the Problems

- Mixed use categories lack differentiation/clarity
 - Standards don't reflect intent
 - Relies on development patterns to define use, type and intensity of development but little guidance as to location
- Ignores true mixed use areas (Downtown and Urban Core)
- Zoning encourages single use development (site-specific zoning)
- Mixed use on single parcel difficult to achieve

Example of Problem – Mixed Use A

- Plan does not provide criteria for village scale development (Mixed Use A)
- Development intensities are based upon acreage with inadequate limits on the scale of buildings.
- Super Walmart on Thomasville Road was approved even though it was designated Mixed Use A.

Mixed Use v. Multiple Use

- **Mixed Use**

- Balance
- Integration
- Connectivity
- Design compatibility



- **Multiple Use**

- Choice of uses
- Buffers for compatibility
- Poor connectivity



Multiple Use



Mixed Use



The background of the slide is a scenic landscape. In the foreground, there is a stone wall made of grey and white stones. Behind the wall is a green field with a small stream or path. In the distance, there are rolling hills and a blue sky with white clouds. The overall scene is bright and natural.

The Result

- Mixed-use category acting as a holding category for single use development
- Citizens and practitioners confused
- Results in little satisfaction with process or outcomes.



Recommendations – Revise Future Land Use Map

- Place existing stable neighborhoods in Residential Preservation
- Revise mixed use areas to reflect new categories
 - Village Mixed Use
 - Suburban
 - Planned Development
 - Urban Residential 2



Revise Future Land Use Map

- Place some existing mixed use areas in the following categories:
 - University Transition
 - Activity Center

Summary Table of Map Changes

Land Use	% of Mixed Use	Impact
Residential Preservation	9%	Less density than mixed-use and no retail or office
Urban Residential 2	29%	Same density but no retail or office
Activity Center	2%	More density and intensity
University Transition	2%	More density
Suburban	23%	No change

Recommendations

- **Revise Future Land Use Map**
- **Revise Mixed Use Categories**
- **Reduce use of development patterns**
- **Create TND zoning for Village Mixed Use**

Recommended Mixed Use Categories

- **Village – requires Traditional Neighborhood Development (TND)/mixed use developments**
- **Suburban**
 - Contains standards of existing Mixed Use
- **Planned Development –**
 - Combines Target Planning Areas and Critical Planning Areas



Village Policies

- Require minimum of 40 acres unless contiguous with existing village
- Apply TND zoning
- Residential development from 6 to 20 dwellings per acre
- Must include public spaces, a mix of uses and varied housing types

Suburban Policies

A scenic landscape featuring a river that flows through a valley. The river is surrounded by lush green fields and dense trees. In the background, there are rolling hills and a clear blue sky with scattered white clouds. The overall scene is peaceful and natural.

- May include
 - Mixed use
 - Multiple use
 - Single use
- Connectivity required
- Same entitlements as Mixed Use

Planned Development

- TPA & CPA – combine and simplify (standards moved to LDRs)
- Proposed process
 - Base intensities on Suburban category
 - Plan amendment establishes uses and intensities based on master plan
 - Local adoption of master plan
 - PUD process for phases pursuant to master plan
 - Advance development by PUD limited to not more than the lesser of 20% or 200 acres

New Urban Residential 2 Category

- **Permits mix of densities and unit types**
- **4 to 20 dwelling units per acre (some exceptions for large lot areas in County)**
- **Site specific zoning to address compatibility between housing types**
- **Protect diverse residential areas formerly designated mixed use**

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac) ¹	Minimum Gross Density (excluding Preservation Areas)- Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac	No minimum
Urban Fringe	1 DU/3 Ac (standard) or 1 DU/Ac (clustered)	No minimum
Village Mixed Use	20 DU/Ac ³	6 DU/Ac average per TND project area
Suburban	20 DU/Ac ³	4 DU/AC *
Planned Development	20 DU/Ac ³	4 DU/AC
Central Urban ^{3,5}	45 DU/Ac	4 DU/Ac
Activity Center ^{3,5}	45 DU/Ac	4 DU/Ac
University Transition ^{3,5}	50 DU/Ac	4 DU/Ac
Downtown ^{3,5,6}	150 DU/Ac (<i>Effective 1/19/02</i>)	4 DU/Ac
Rural Community	4 DU/Ac	No minimum
Residential Preservation ³	6 DU/Ac	2 DU/Ac
Lake Talquin Recreation/Urban Fringe ⁴	1 DU/3 Ac (standard)	No minimum
Lake Protection ²	1 DU/2 Ac (standard)	No minimum

A scenic landscape view through a rocky opening, featuring a river, green hills, and a blue sky with white clouds. The foreground is filled with grey and white rocks. A river flows through the middle ground, surrounded by green grass and trees. The background shows a blue sky with white clouds and distant hills.

Evaluation and Appraisal Report (EAR)

The background of the slide is a scenic photograph of a mountain valley. A river flows through the center of the valley, and a road winds along the left side. The foreground shows a rocky, gravelly slope. The entire image is framed by a torn paper effect, with the edges of the paper appearing jagged and uneven. The text is overlaid on this background.

Evaluation and Appraisal Report (EAR)

The EAR is a state-mandated review, about every seven years, of the effectiveness and degree of implementation of the comprehensive plan

Evaluation and Appraisal Report (EAR)

Local government is charged with:

- Updating the data that supports the plan (e.g., census information, changes in distribution of land uses),
- Checking whether plan objectives have been met, and
- Ensuring that the plan is revised to reflect any changes in state law or regional policy.

Evaluation and Appraisal Report (EAR)

As of this, our second, EAR cycle, the State now requires that we clearly identify the community's most significant issues or problems, and stake out a course of action to address them.

- That is, make the plan target what is currently important to us
- This is a good step that takes local planning well beyond the generic 'checklist' of state-required goals and objectives

The background of the slide is a scenic photograph of a mountain valley. A winding road is visible on the left side, leading towards a lake in the distance. The foreground shows a rocky, grassy slope. The entire image is framed by a torn paper effect, with the edges of the paper appearing jagged and layered.

Evaluation and Appraisal Report (EAR)

In case you missed it, the Planning Department coordinated a series of town hall meetings last fall to solicit public input on what these hot community issues should be.

The background of the slide is a scenic photograph of a mountain valley. A river flows through the center of the valley, and a road winds along the left side. The mountains are covered in green vegetation. The entire image is framed by a torn paper effect, with the edges of the paper appearing jagged and layered. The text is overlaid on this background.

Evaluation and Appraisal Report (EAR)

The LPA and both Commissions recently adopted four key focal points or key issues for comprehensive plan content for the next several years:

Evaluation and Appraisal Report (EAR)

- Promotion of affordable housing, and low and no-income housing, in the urban services area
- Transportation master planning in the urban core, especially for non-auto modes



Evaluation and Appraisal Report (EAR)

- Water quality management and springshed protection for Wakulla Springs
- Reduction of conflicts between residential land uses and the edges of areas promoted for redevelopment, including consideration of community aesthetics and the views of pedestrians and motorists in these evolving areas of mixed use

Evaluation and Appraisal Report (EAR)

The Department, with the support of all Departments in City and County that implement or are affected by the Comp Plan, is just now getting into its detailed analysis of new data, degree of plan implementation and consideration of the plan's existing objectives and policies.

The background of the slide is a scenic landscape photograph of a mountain valley. A river flows through the center of the valley, and a road is visible on the left side. The foreground shows a rocky, gravelly slope. The entire image is framed by a torn paper effect, with the edges of the paper appearing jagged and layered. The text is overlaid on this background.

Evaluation and Appraisal Report (EAR)

Analysis and preliminary recommendations will be brought back to the LPA and the public this fall.