



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



April 15, 2024

Ms. Donna Harris
Plan Processing Administrator
State Land Planning Agency – Florida Department of Commerce
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Small-Scale Map Amendment (24-1ESR)

Dear Ms. Harris:

The Tallahassee-Leon County Planning Department hereby submits the adopted small-scale map amendment as part of the 2024 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. This amendment is submitted pursuant to the County Commission adoption public hearing on April 9, 2024.

This adopted amendment is being submitted as a small-scale amendment under section 163.3187(1), Florida Statutes.

Table with 2 columns: Amendment, Acres. Row 1: LMA 2401 – 2225 Orange Avenue, 1.90

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately 11.01 acres. The adopted amendment is not within an area of critical state concern. The adopted amendment does not involve a site within a rural area of opportunity.

Enclosed is the following County Ordinance adopting the comprehensive plan amendment:

- Leon County Ordinance 24-04 adopted April 9, 2024

The appropriate review agencies are copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).

If you have any questions concerning the adopted amendment, please contact Susan Poplin at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail Susan.Poplin@talgov.com.

Sincerely,

Handwritten signature of Susan E. Poplin

Susan Poplin
Acting Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department



TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



cc:

Department of Agriculture and Consumer Services (w/attachments)
Department of Education (w/attachments)
Department of Environmental Protection (w/attachments)
Department of State (w/attachments)
Florida Fish and Wildlife Conservation Commission (w/attachments)
Department of Transportation, District Three (w/attachments)
Apalachee Regional Planning Council (w/attachments)
Northwest Florida Water Management District (w/attachments)

Emily Bouza (w/o attachments)
Lou Norvell (w/o attachments)

ATTACHMENT #1
SUMMARY CHART

**TALLAHASSEE-LEON COUNTY
MATRIX FOR 2024 CYCLE COMPREHENSIVE PLAN AMENDMENTS**

A = Approve
D = Denial
AM = Approve as Modified

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Analysis</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
LMA 2401 2225 Orange Avenue	SMALL SCALE FUTURE LAND USE MAP	From: Urban Residential 2 and Activity Center To: Activity Center Approximately 1.90 Acres	Consistent	A	A	Adopted Adoption Hearing April 9, 2024
TMA 2024 005 Osceola Street	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: Neighborhood Boundary Approximately 3.52 acres	Consistent	A	A	Adopted Adoption Hearing April 10, 2024
TMA 2024 007 2600 Plant Street	SMALL SCALE FUTURE LAND USE MAP	From: Government Operational To: Suburban Approximately 2.30 acres	Consistent	A	A	Adopted Adoption Hearing April 10, 2024
TMA 2024 008 1726 & 1728 Mahan Drive	SMALL SCALE FUTURE LAND USE MAP	From: Residential Preservation To: Urban Residential 2 Approximately 1.51 acres	Consistent	A	A	Adopted Adoption Hearing April 10, 2024
TMA 2024 010 Magnolia and Gadsden	SMALL SCALE FUTURE LAND USE MAP	From: Central Urban and Residential Preservation To: Central Urban Approximately 1.78 acres	Consistent	A	A	Adopted Adoption Hearing March 22, 2032

ATTACHMENT #2
EXECUTED ORDINANCE
ADOPTING A
SMALL-SCALE PLAN
AMENDMENT

Small-Scale Map Amendment

LMA 2401

2225 Orange Avenue

1.90 Acres

From: Urban Residential 2 and Activity Center

To: Activity Center

Staff Analysis for Consistency with the Comprehensive Plan:

Consistent

Local Planning Agency Recommendation:

Approval

County Commission:

Adopted

LEON COUNTY ORDINANCE NO. 2024- 04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County Commissioners of Leon County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee also adopted a plan for its municipal area by separate ordinance; and

WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

6 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
7 Commissioners of Leon County transmitted copies of the proposed amendment to the comprehensive
8 plan to the Department of Economic Opportunity as the State Land Planning Agency and other state
9 and regional agencies for written comment; and

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

13 WHEREAS, the Board of County Commissioners of Leon County further considered all oral
14 and written comments received during such public hearing, including the data collection and analyses
15 packages, the recommendations of the Tallahassee-Leon County Local Planning Agency, and the
16 Objections, Recommendations, and Comments Report of the Department of Economic Opportunity;
17 and

18 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon County
19 has determined it necessary and desirable to adopt the amendment to the comprehensive plan to
20 preserve and enhance present advantages; encourage the most appropriate use of land, water and
21 resources, consistent with the public interest; overcome present handicaps; and deal effectively with
22 future problems that may result from the use and development of land within Leon County, and to meet
23 all requirements of law;

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

4 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the
5 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida
6 Statutes, as amended.

7 **Section 2. Map Amendment.**

8 The Ordinance does hereby adopt the following portion of the text attached hereto as Exhibit
9 “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive
10 Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030 Comprehensive Plan,”
11 as amended, in accordance therewith, being an amendment to the following Plan element:

12 Map Amendment LMA 2401, which relates to the Future Land Use Map.

13 **Section 3. Applicability and Effect.**

14 The applicability and effect of this amendment to the 2030 Comprehensive Plan shall be as
15 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes, and
16 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

17 **Section 4. Conflict with Other Ordinances and Codes.**

18 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in conflict
19 with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 This plan amendment shall be effective 31 days from adoption or as otherwise provided in
8 Section 163.3187, Florida Statutes.

9 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
10 Florida, this 9th day of April, 2024.

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LEON COUNTY, FLORIDA

DocuSigned by:
Carolyn D. Cummings
By: 077B4B7E3ECA477...
Carolyn D. Cummings, Chair
Board of County Commissioners
Date: 4/11/2024

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

ATTEST:
Gwendolyn Marshall Knight, Clerk of the
Court & Comptroller, Leon County, Florida

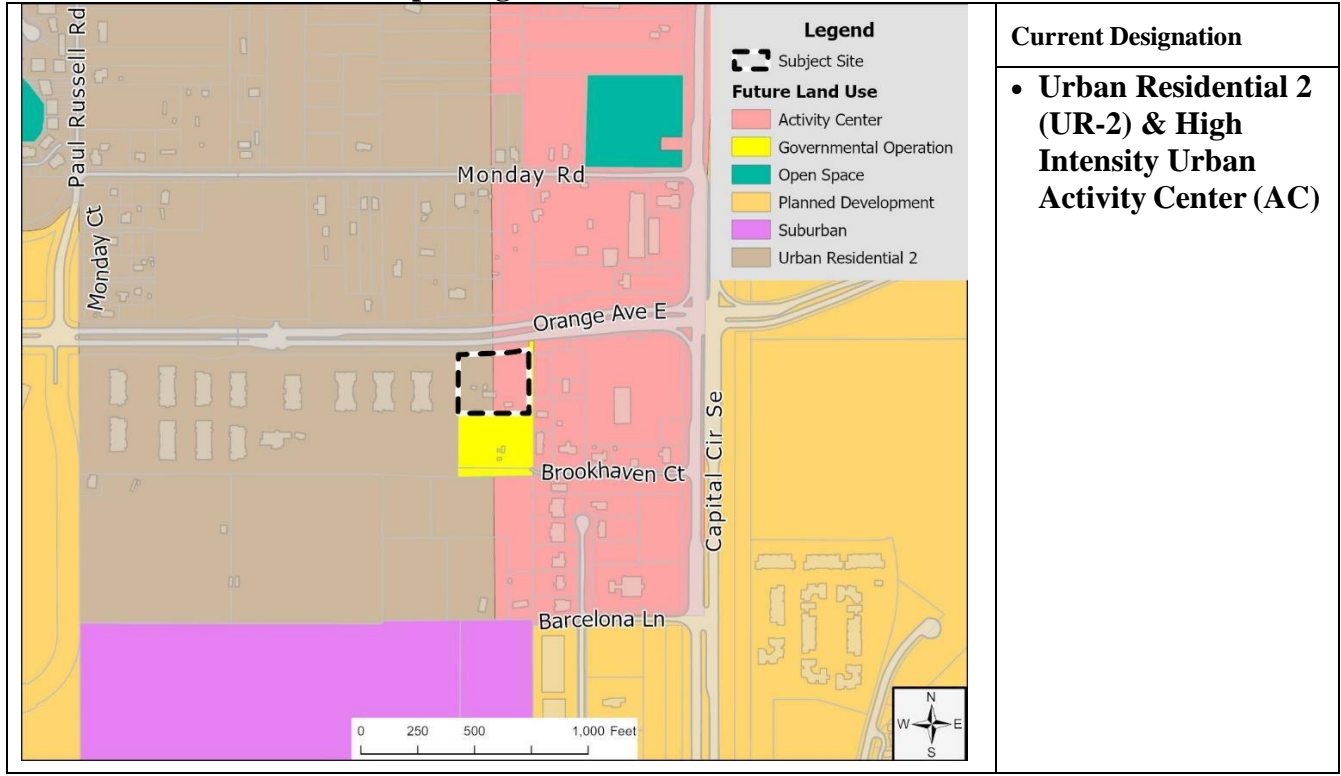
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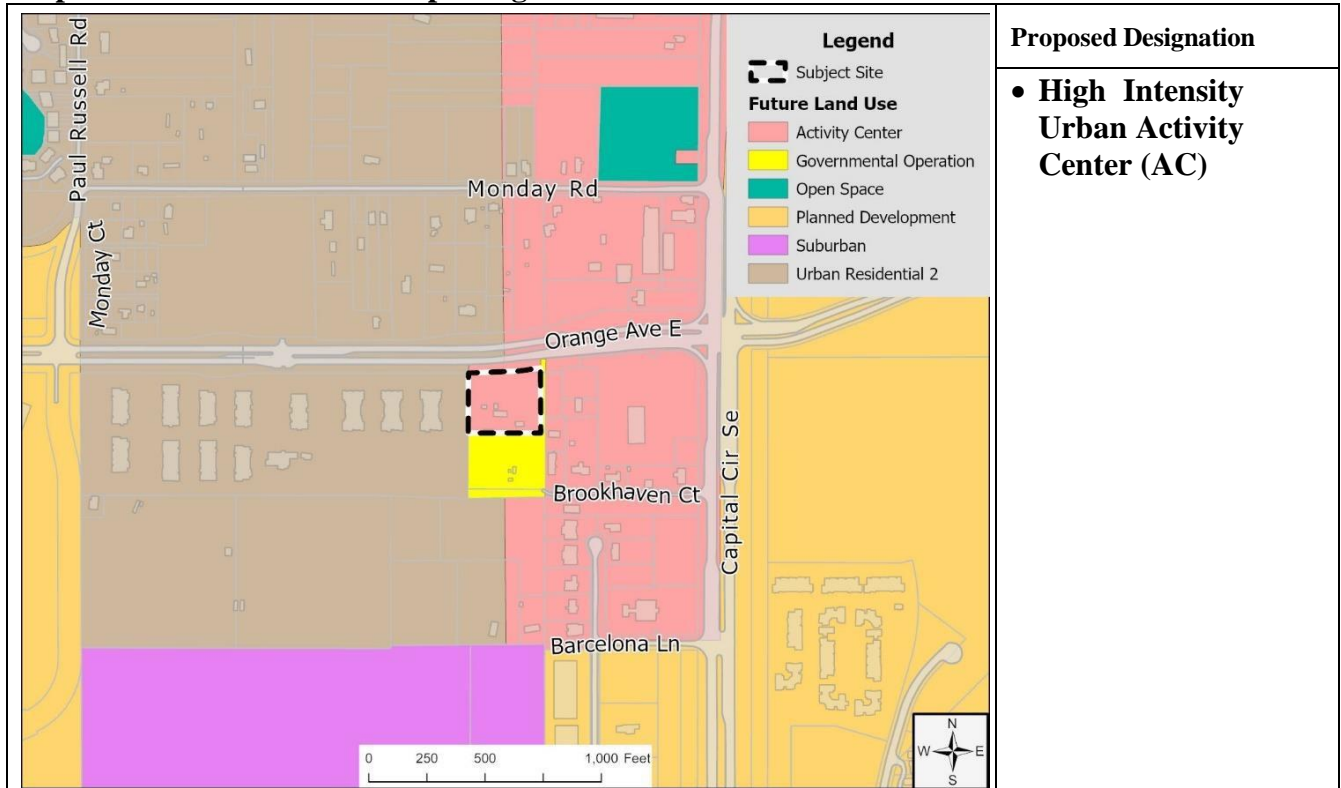


EXHIBIT A

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



PROOF OF PUBLICATION

Sherri Calhoun
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

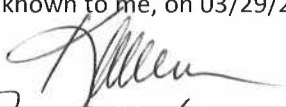
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

03/29/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/29/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$784.00

Order No: 10001554

of Copies:

Customer No: 1124354

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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

**NOTICE OF COMPREHENSIVE
PLAN
AMENDMENT PUBLIC
HEARINGS**

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, April 9, 2024, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of ordinances entitled to wit and to consider transmittal of referenced text amendments:

CAPITAL IMPROVEMENTS SCHEDULE UPDATE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

MAP AMENDMENT ADOPTION

At the above public hearing the Board of County Commissioners will take public comments on and consider adoption of the following Ordinances, which adopt the map amendments in this advertisement. The Ordinance titles are below.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE

Requested Map Amendment: 2225 Orange Avenue
Reference Number: LMA2401

Applicant: Mortgage Investments of Tallahassee, LLC

Small Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) and High Intensity Urban Activity Center (AC) to High Intensity Urban Activity Center (AC) on 1.90 acres. The parcel is located on the south side of Orange Avenue, west of Capital Circle SE, near the intersection.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Single Family Detached, Attached Two-Family Residential (R-3) and Activity Center (AC) to Activity Center (AC) will be requested to implement the proposed amendment to the Future Land Use Map.

REZONING

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS ADOPTED IN LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE SINGLE FAMILY DETACHED, ATTACHED TWO-FAMILY RESIDENTIAL (R-3) TO THE ACTIVITY CENTER (AC) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This proposed rezoning implements Comprehensive Plan map amendment LMA2401, above, which is proposed for adoption on April 9, 2024. The rezoning requests a change to the Official Zoning Map from the Single Family Detached, Attached Two-Family Residential (R-3) & Activity Center (AC) to Activity Center (AC) Zoning District.

TEXT AMENDMENTS TRANSMITTAL

Requested Text Amendment: HB 1379

Reference Number: TTA2024003

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Utilities Element Sanitary Sewer Objective 1.3[SS] and Policy 2.1.6[SS] to implement the sanitary sewer planning requirements of HB 1379.

Requested Text Amendment: Solar Facilities

Reference Number: TTA2024004

Applicant: Tallahassee-Leon County Planning Department

The proposed amendment would update Policy 2.2.20[L] of the Future Land Use Element to reflect statutory requirements for Solar Facilities.

Requested Text Amendment: Small-scale Future Land Use Map Amendments

Reference Number: TTA2024012

Applicant: Tallahassee-Leon County Planning Department

This is a proposed text amendment to Intergovernmental Coordination Element Policy 1.8.1[f], Comprehensive Plan Amendment Process, to allow applications for small-scale map amendments to be accepted throughout the year.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, April 8, 2024. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX, Section E., entitled "Addressing the Board," and Article IX, Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

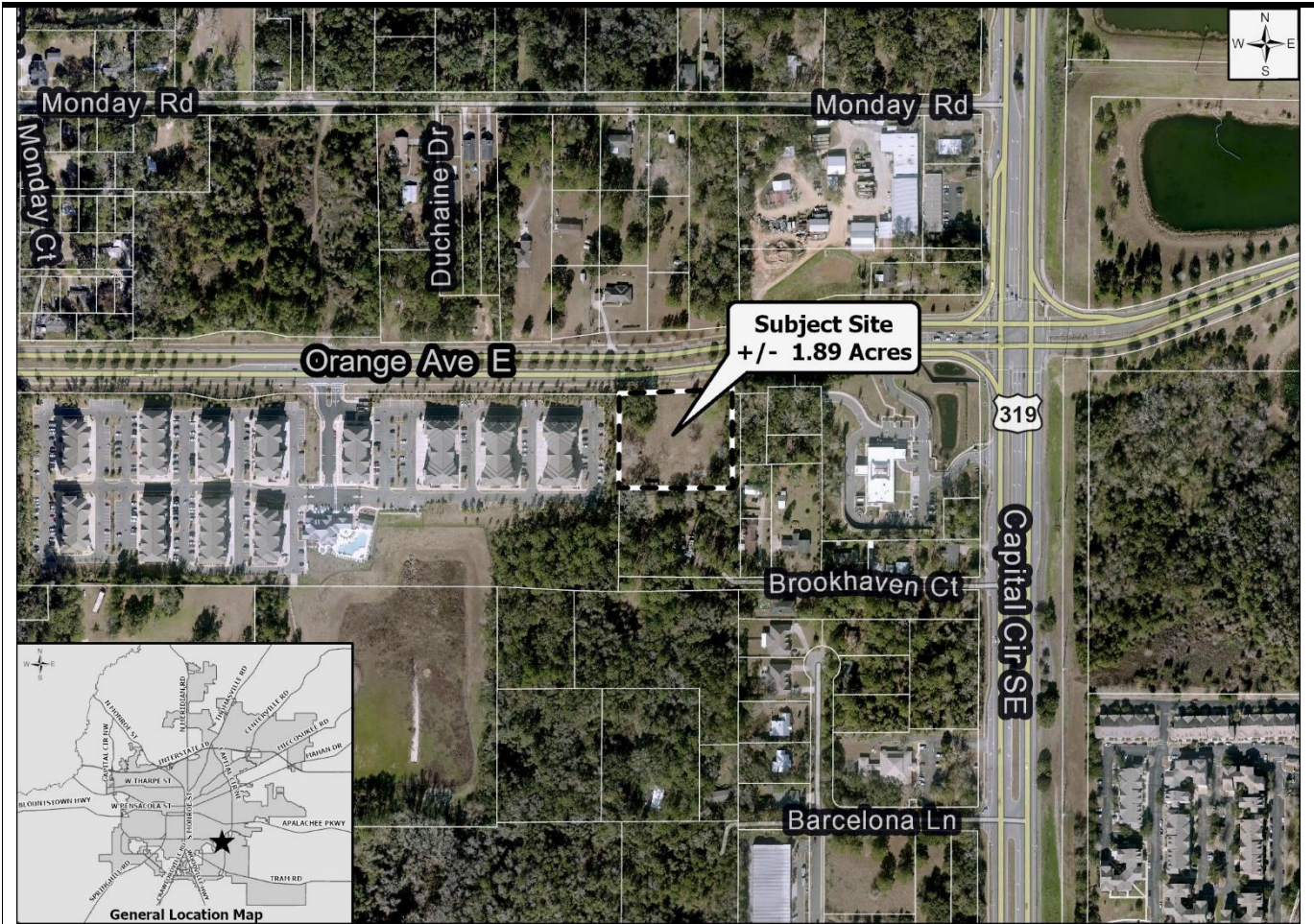
Copies of the Ordinance may be inspected as part of the agenda package on the County's website (<https://www2.leoncountyfl.gov/coadmin/agenda/>). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

Advertise: March 29, 2024

12-1014241

ATTACHMENT #3

**OTHER SUPPORTING
INFORMATION**



SUMMARY

Property Owners:	Property Location:	Amendment Type:
Mortgage Investments of Tallahassee LLC	2225 Orange Avenue	County Small-Scale Map Amendment
Applicant: Mortgage Investments of Tallahassee LLC		
TLCPD Staff: Stephen M. Hodges	Current Future Land Use & Zoning: Future Land Use: Urban Residential 2 & Activity Center Zoning: Single Family Detached, Attached Two-Family Residential (R-3) & Activity Center	LPA Recommendation: Approve
Contact Information: Stephen.Hodges@talgov.com	Proposed Future Land Use & Zoning: Future Land Use: Activity Center Zoning: Activity Center	Staff Analysis: Consistent
Date: 11/17/23	Updated: 2/13/24	

A. EXECUTIVE SUMMARY

This vacant parcel approximately 1.9 acre in size has a split Future Land Use Map (FLUM) designation of Urban Residential 2 (UR-2) and High Intensity Urban Activity Center (AC). If approved, this map amendment would designate a single land use category (AC) for the entire parcel that would allow high density residential and non-residential development.

The proposed AC Future Land Use category located near the intersection of Orange Avenue and Capital Circle Southeast is intended to provide community-wide or regional commercial activities located in proximity to multi-family housing and office employment centers. The allowable density would increase from the current eight (8) units per acre to 45 units per acre.

A rezoning application will be processed concurrent with this amendment. A zoning change from R-3 Single- and Two-Family Residential District (R-3) to High Intensity Urban Activity Center (AC) on that portion of the subject site currently designated UR-2 on the FLUM will be processed to implement the proposed amendment to the FLUM. The subject area is within the Urban Services Area.

Based on staff analysis, the proposed amendment is consistent with the Comprehensive Plan, and would allow the subject site and the surrounding area to the east and west to continue its transition to a higher-density mixed-use corridor with a variety of non-residential and residential uses, located in close proximity to existing multi-family and employment.

Part of the review process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan and is further detailed in Sections E or F of this report. In reviewing this request, a determination must be made as to whether the present land use designation is appropriate or whether the Future Land Use Map should be amended to re-designate the area as requested. Included in this consideration are the following questions: (1) does the area meet the criteria for designation as Urban Residential 2, and (2) does the area better meet the criteria for High Intensity Urban Activity Center?

The concurrent rezoning determines the allowed uses and the density (number of dwelling units per acre) of development on the site. Based on the staff analysis of the rezoning, it would unify the zoning districts across the subject site and reflect the intent to locate AC near multi-family and employment centers.

If the Land Use and/or Zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with County land development code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards.

B. APPLICANT'S REASON FOR THE REQUESTED CHANGE

The proposed change will create a single designation for the subject site and will be compatible with the surrounding land uses that include multi-family and employment centers.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **ADOPT** the proposed amendment.

Find that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **APPROVE** the proposed rezoning.

D. STAFF ANALYSIS

Staff finds that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

Staff finds that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Policy 1.1.1: [L] requires new development to be concentrated in the urban service area in order to discourage urban sprawl. The subject area is within the urban service area.
- Policy 1.1.7 [L] requires higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure. The subject site meets these criteria.
- Policy 2.2.9 [L] provides for community-wide or regional commercial activities located in proximity to multi-family housing and office employment centers. The subject site is proximal to both.

F. SUMMARY OF FINDINGS

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Zoning Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate. Staff presents the following findings of fact:

History and Background

The area surrounding the subject site was previously very low density residential. The subject site is currently vacant. Orange Avenue, which the subject site faces, was expanded from two lanes to four between 2007 and 2009.

A multifamily apartment complex exists to the west and the Capital Regional Medical Center at Southwood is located east of the subject site at the intersection of corner of Orange Avenue and Capital Circle Southeast. A radio tower currently owned by the State of Florida is located immediately south of the subject site. This tower is located on a flag lot that connects to Orange Avenue. Access to this tower site is from Orange Avenue and Brookhaven Court, which is a public road that connects to Capital Circle Southeast. The parcel containing the radio tower is currently designated Government

Operational (GO) on the Future Land Use Map and has a split zoning of R-3 and AC similar to the subject site.

Current and Proposed Future Land Use Categories

This parcel approximately 1.9 acre in size has a split FLUM designation of UR-2 and AC. If approved, this map amendment would designate a single land use category (AC) for the entire parcel that would allow high density residential and non-residential development. A summary of the current and proposed FLU categories is below, and a comparison of permitted uses is provided in **Section G**.

The complete comprehensive plan policies for Urban Residential 2 (Policy 2.2.24 [L]) and High Intensity Urban Activity Center (Policy 2.2.9 [L]) are included as Appendix #1.

Urban Residential 2 (UR-2) (Current)

The primary intent of the UR-2 future land use category, which is to be applied only within the Urban Services Area, is to encourage a range of medium density residential use (maximum 20 dwelling units per acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The UR-2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses.

High Intensity Urban Activity Center (AC) (Current & Proposed)

The proposed High Intensity Urban Activity Center category is intended to primarily provide for community-wide or regional commercial activities located in proximity to multi-family housing and office employment centers. The category is also intended to provide large scale commercial activities to serve retail needs of large portions of the population. Residential development may be permitted up to 45 dwelling units per acre.

Determination for Future Land Use Map Amendment

1. *Does the area meet the criteria for its designation as UR-2 and AC?*

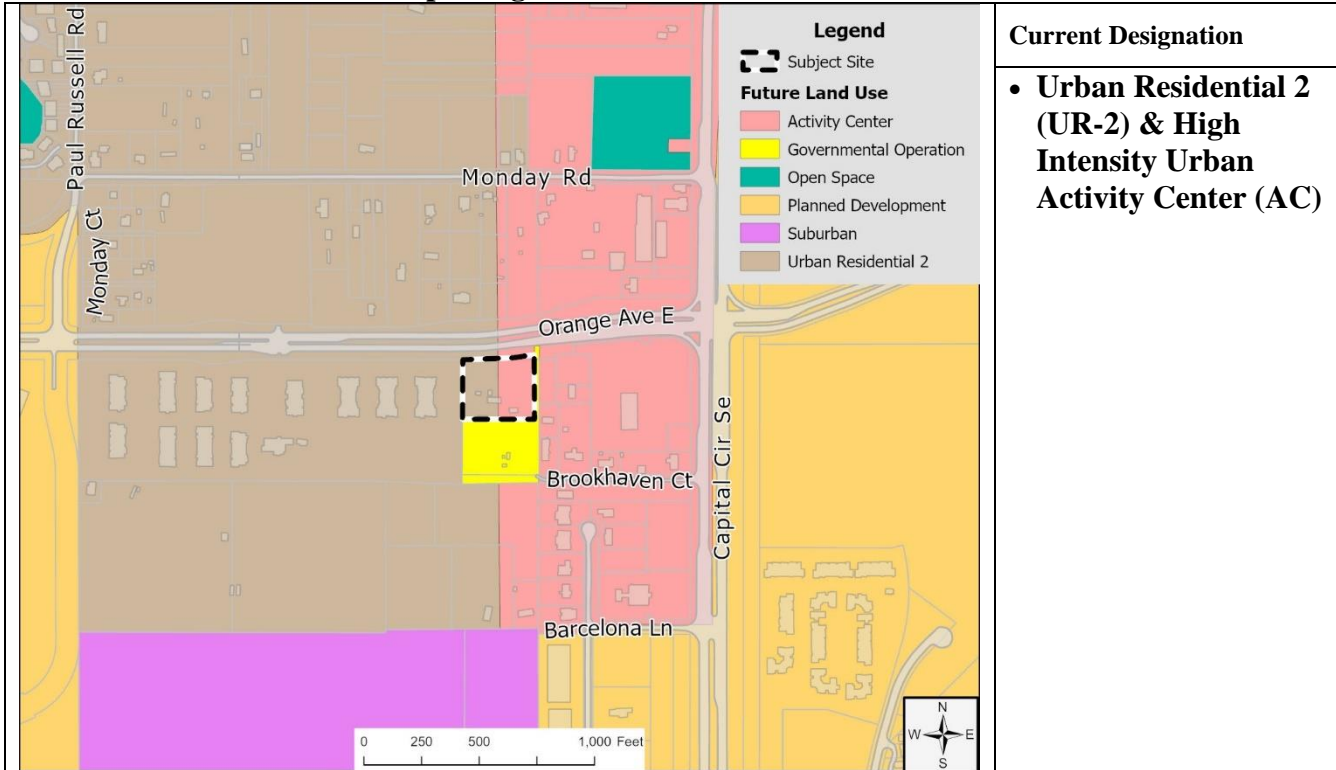
No. The site has a split land use designation, and Orange Avenue is a major artery. The area designated UR-2 is approximately ½ of the subject area, whereas the remaining half of the subject site is designated as AC. The property owner has requested a land use category and zoning designation for the entire parcel that allows non-residential uses in addition to residential uses. Having a single designation for the subject site allows for a more comprehensive and effective development potential, particularly given its location relative to Orange Avenue and Capital Circle Southeast.

2. *Does the area better meet the criteria for the proposed land use designation of AC?*

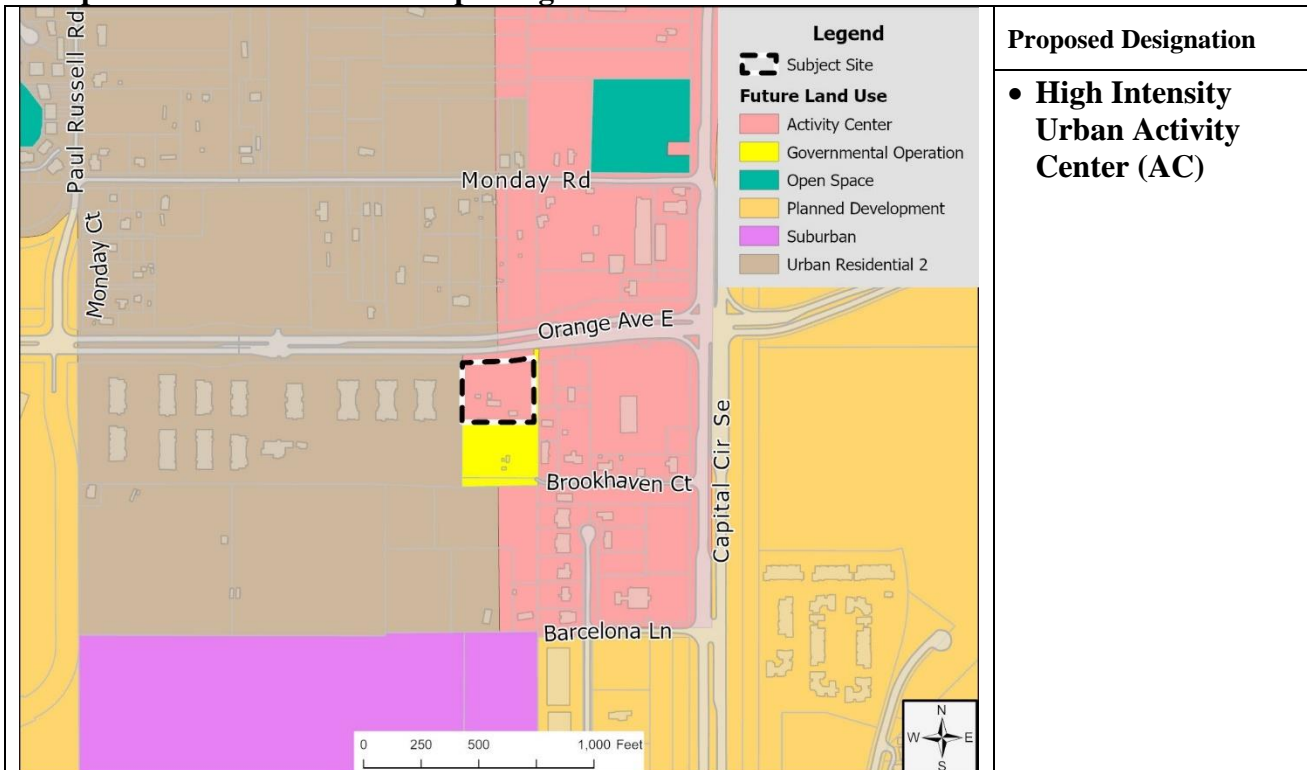
Yes. The subject property is currently located adjacent to a new apartment complex on its west side, and except for a small area where a state government radio tower is located that is currently designated GO on the FLUM. Additionally, it is adjacent to an area currently designated AC that includes the Capital Regional Medical Center at Southwood. It is anticipated that this area will eventually be further developed around the intersection of Orange Avenue and Capital Circle Southeast based on the continued growth of this area of the community.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Current and Proposed Zoning

The subject site currently has a split zoning designation of Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center (AC). The boundary for this zoning follows the split FLUM designation on the subject site. The proposed rezoning would change that portion designated R-3 to AC on that portion of the subject site to implement the proposed underlying future land use category and create a unified zoning. A summary of the current and proposed zoning categories is below, and the Land Development Code sections for Sec. 10-6.637 R-3 Single- and Two-Family Residential District and Sec. 10-6.614 High Intensity Urban Activity Center District are included as Appendix #2.

Single- and Two-Family Residential District (R-3) (Current)

The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category.

High Intensity Urban Activity Center (AC) (Proposed)

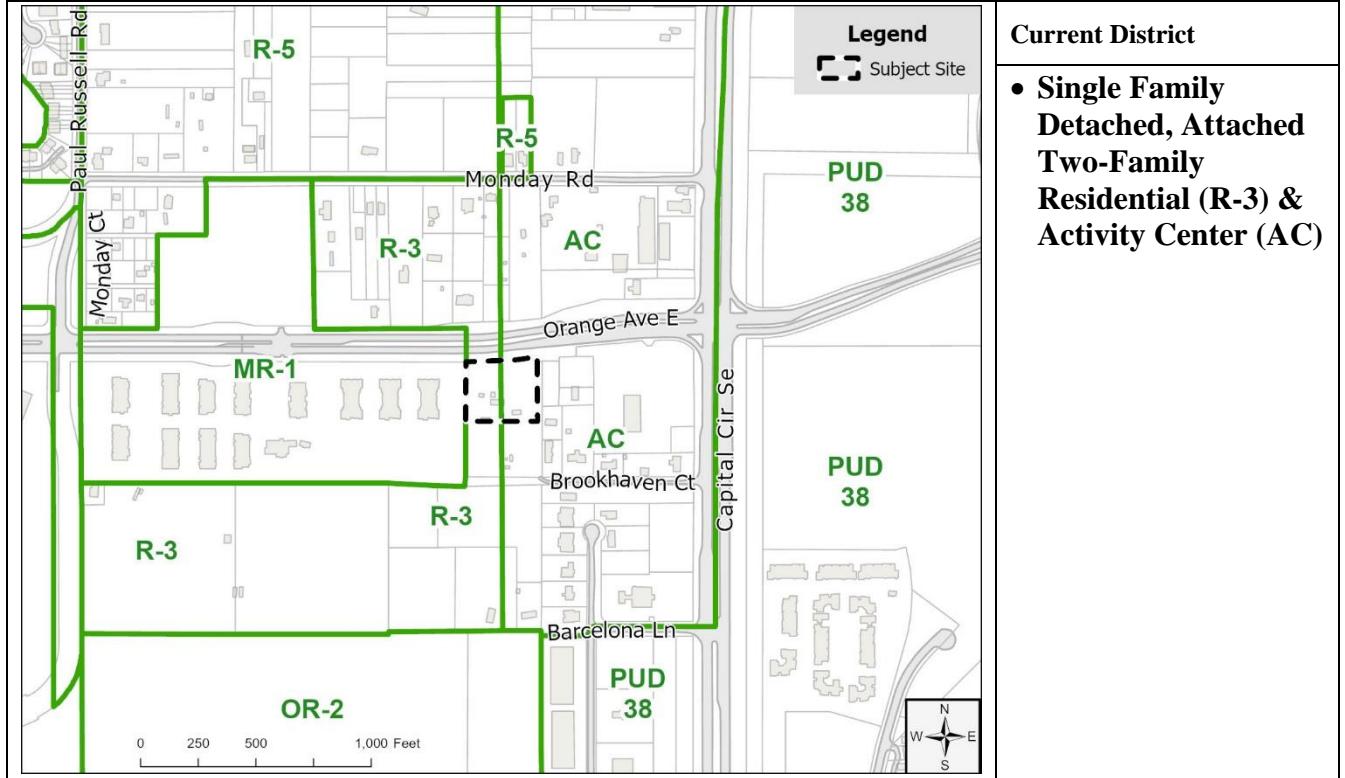
The purpose and intent of high-intensity urban activity center district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large-scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per gross acre.

Determination for the Concurrent Rezoning

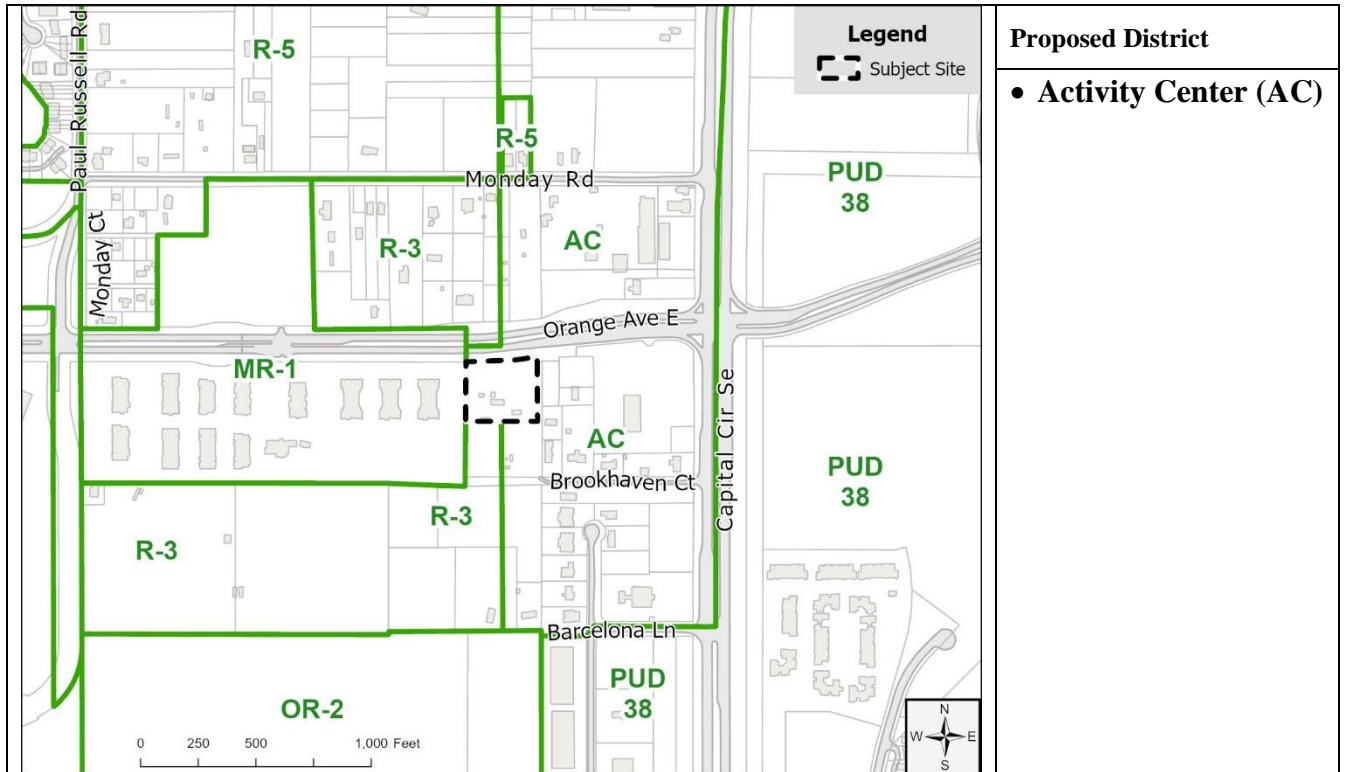
The proposed AC zoning district is intended to be located in proximity to multi-family housing and office employment centers and this rezoning would achieve these intents.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



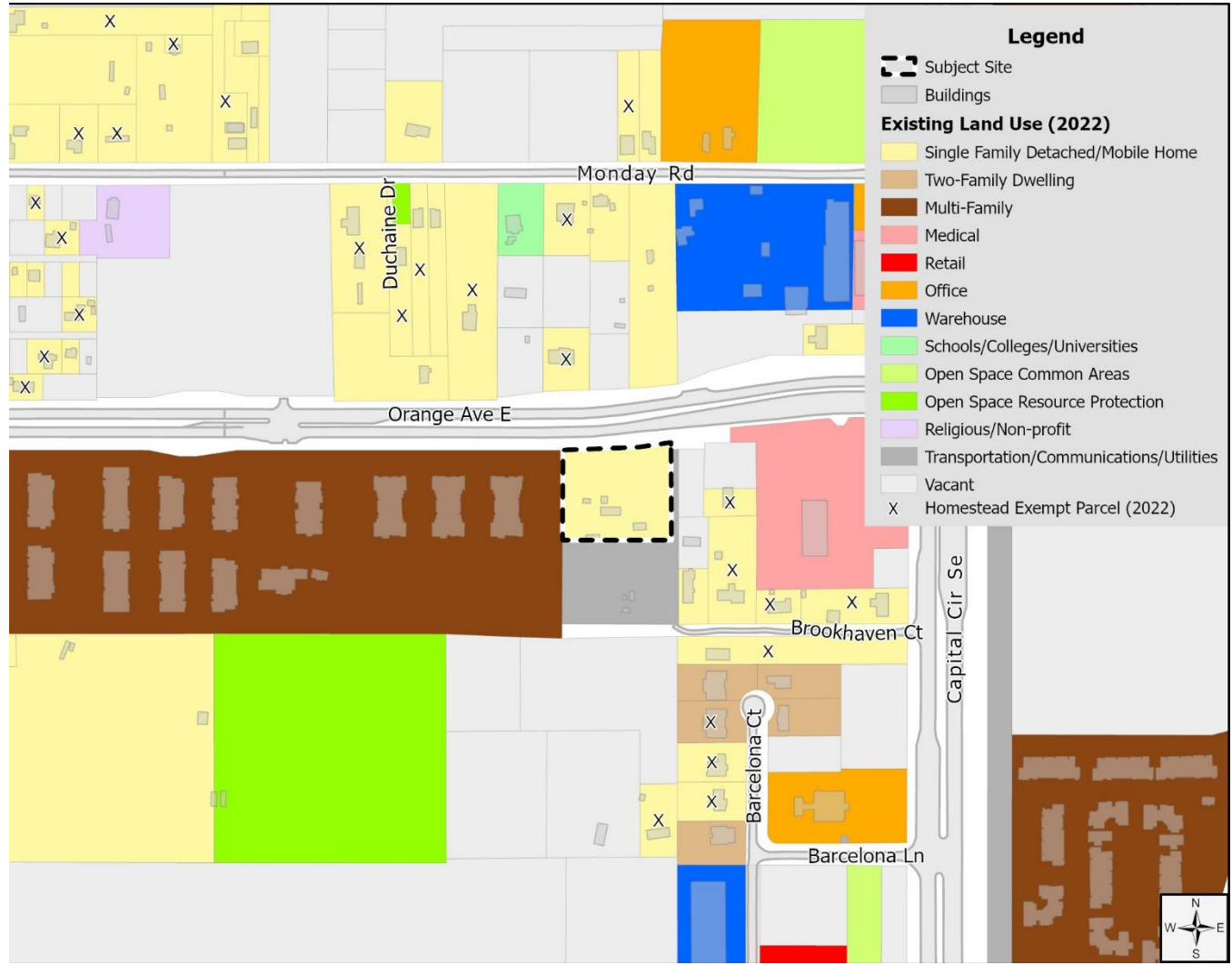
Proposed Zoning



Compatibility with Adjacent and Surrounding Uses

The existing land uses surrounding the subject site are varied and include multi-family, communications, medical, single family detached, vacant, and warehouse uses. The historical land uses were primarily residential, but with the expansion of Capital Circle Southeast, Orange Avenue, and the development of the Southwood subdivision and its associated uses, additional higher density housing and other non-residential uses have appeared along these two arterial roadways, and these development activities will continue into the future.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is served by City of Tallahassee potable water and sewer.

Schools

The subject site is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School. Any future redevelopment of the area would follow the site plan review process. This process includes a school concurrency impact analysis.

Roadway Network

The subject site is served by Orange Avenue which is a minor arterial roadway.

Consistent with the requirements in the Leon County and/or City of Tallahassee Land Development Code, final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

Pedestrian and Bicycle Network

Orange Avenue since its reconstruction has both sidewalks and bicycle lanes on both sides of the roadway. Orange Avenue is rated “Low Comfort” by the Bike Tallahassee Network.

Transit Network

The Southwood Route runs on Capital Circle Southeast during the week. The route runs every 40 minutes with two breaks in service from 9:40-11:25 a.m. and 2 - 3:35 p.m. The nearest regular stop is at the Southwood Village Shopping Center.

Environmental Analysis

The subject area is located within the Woodville West Drainage Basin. There are no sensitive environmental features on the subject site. Any future redevelopment of the area would follow the site plan review process which includes an analysis of any existing environmental features and cultural resources.

G. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues.

Permitted Uses- Future Land Use	Current Urban Residential - 2	Proposed Activity Center
Residential	20 unit/acre	16-45 units/acre
Single-Family Detached	X	
Single-Family Attached	X	
Zero-lot Line Single-Family Detached Dwellings	X	
Townhouses	X	
Two-Family Dwellings	X	X
Multi-Family Dwellings	X	X
Medium Density Residential		X
High Density Residential		X
Community and Recreational Facilities	X	X
Commercial Goods and Services		X
Offices		X
Light Infrastructure		X
Post-secondary		X
Light Industrial – Minor		X

Permitted Uses- Zoning	Current Single- and Two-Family Residential District 3 (R-3)	Proposed Activity Center (AC)
Residential	4-8 units/acre	18 units/acre
Low Density Residential (single, two family, or manufactured home)	X	X
Single-Family Detached, Attached	X	X
Two-Family Dwellings	X	X
Multi-Family Dwellings		X
Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools	X	X
Daycare Centers		X
Golf Courses	X	
Passive and Active recreational facilities	X	X
Commercial Goods and Services		X
Offices		X
Light Infrastructure		X
Post-secondary		X
Light Industrial – Minor		X

H. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 217 property owners within 1,000 feet of Subject Site.

Public Outreach		Date Completed
X	Applications posted to Planning Website	November 1, 2023
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	November 10, 2023
X	Signs providing details of proposed land use posted on subject site	November 17, 2023
X	Public Open House	December 7, 2023
X	Staff Reports Available Online https://www.talgov.com/place/pln-cp-2024	February 1, 2024
X	Email Subscription Notice sent to all users of service	4/7/23 8/29/23 10/27/23
X	Legal Ads posted	December 29, 2023 January 16, 2024

Public Open House – A public open house for the 2024 Comprehensive Plan Amendment Cycle was held on December 7, 2023 from 5:30 p.m. to 7:00 p.m. in the 2nd Floor Conference Room at the Renaissance Center. There were no questions for staff on this amendment.

I. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle Meetings		Date Completed
X	Public Open House	12/07/2023
X	Local Planning Agency Workshop	01/09/2024
X	Local Planning Agency Public Hearing	02/06/2024
	BOCC Adoption and Transmittal Hearing	04/9/2024

Local Planning Agency Workshop – A Local Planning Agency workshop for the 2024 Comprehensive Plan Amendment Cycle was held on January 17, 2024 from 9:00 a.m. to 10:00 a.m. in the 1st Floor Growth Management Conference Room at the Renaissance Center. There were no questions for staff on this amendment.

Local Planning Agency Public Hearing – A Local Planning Agency public hearing for the 2024 Comprehensive Plan Amendment Cycle was held on February 6, 2024 from 6:00 p.m. to 8:00 p.m. in the 2nd Floor Development Support and Environmental Management Conference Room at the Renaissance Center. There were no speakers on this item other than the applicant, who was present to answer any questions.

J. APPENDICES

Appendix #1: Comprehensive Plan policies relevant to the proposed amendment

Appendix #2: Land Development Code sections relevant to the proposed amendment and/or rezoning

Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

APPENDIX 1 - Comprehensive Plan policies relevant to the proposed amendment

Policy 2.2.9: [L]

HIGH INTENSITY URBAN ACTIVITY CENTER (EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large scale commercial activities to serve retail needs of large portions of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.

Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

Policy 2.2.24: [L]

URBAN RESIDENTIAL 2 (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or

APPENDIX 2 - Land Development Code sections relevant to the proposed amendment and/or rezoning

Sec. 10-6.614. High Intensity Urban Activity Center District

(a) *Purpose and Intent.* The purpose and intent of high-intensity urban activity center district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large-scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per gross acre.

(b) *Allowable Uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this article, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Minor Commercial
- (2) Neighborhood Commercial
- (3) Community Commercial
- (4) Regional Commercial
- (5) Highway Commercial
- (6) Minor Office
- (7) Major Office
- (8) Office Park
- (9) Medium Density Residential
- (10) High Density Residential
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Light Infrastructure
- (15) Postsecondary
- (16) Light Industrial--Minor

(c) *List of Permitted Uses.* See Schedules of Permitted Uses, section 10-1207(a). Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the

schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed.

(d) *Development Standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1207.

**SECTION 10-6.614 HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS**

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
	RESIDENTIAL														
	Dwelling, Multiple-Family									P	P				
	RETAIL TRADE														
521	Lumber and other building materials	P	P	P	P	P									
523	Paint, glass, and wallpaper stores	P	P	P	P	P									
525	Hardware stores	P	P	P	P	P									
526	Retail nurseries and garden stores	P	P	P	P	P									
527	Mobile home dealers	P	P	P	P	P									
531	Department stores	P	P	P	P	P									
533	Variety stores	P	P	P	P	P									
539	Misc. general merchandise stores	P	P	P	P	P									
541	Grocery stores	P	P	P	P	P									
542	Meat and fish markets	P	P	P	P	P									
543	Fruit and vegetable markets	P	P	P	P	P									
544	Candy, nut and confectionery stores	P	P	P	P	P									
545	Dairy products stores	P	P	P	P	P									
546	Retail bakeries	P	P	P	P	P									
551	New and used car dealers	P	P	P	P	P									
553	Auto and home supply stores	P	P	P	P	P									
554	Gasoline service stations	P	P	P	P	P									
555	Boat dealers	P	P	P	P	P									
556	Recreational vehicle dealers	P	P	P	P	P									
557	Motorcycle dealers	P	P	P	P	P									
56	Apparel and accessory stores	P	P	P	P	P									
571	Furniture and home furnishings stores	P	P	P	P	P									
572	Household appliance stores	P	P	P	P	P									

LEGEND	
MC	= MINOR COMMERCIAL
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CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-6.614- HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
 ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
 STANDARDS

P PERMITTED USE
 R RESTRICTED USE
 S SPECIAL EXCEPTION

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		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
573	Radio, television, & computer stores	P	P	P	P	P									
5736	Musical instrument stores	P	P	P	P	P									
581	Eating and drinking places	P	P	P	P	P									
591	Drug stores and proprietary stores	P	P	P	P	P									
592	Liquor stores	P	P	P	P	P									
593	Used merchandise stores	P	P	P	P	P									
5941	Sporting goods and bicycle shops	P	P	P	P	P									
5942	Book stores	P	P	P	P	P									
5943	Stationery stores	P	P	P	P	P									
5944	Jewelry stores	P	P	P	P	P									
5945	Hobby, toy, and game shops	P	P	P	P	P									
5946	Camera & photographic supply stores	P	P	P	P	P									
5947	Gift, novelty, and souvenir shops	P	P	P	P	P									
5948	Luggage and leather goods stores	P	P	P	P	P									
5949	Sewing, needlework, and piece goods	P	P	P	P	P									
5961	Catalog and mail-order houses	P	P	P	P	P									
5992	Florists	P	P	P	P	P									
5993	Tobacco stores and stands	P	P	P	P	P									
5994	News dealers and newsstands	P	P	P	P	P									
5995	Optical goods stores	P	P	P	P	P									
5999	Miscellaneous retail stores, nec	P	P	P	P	P									
	FINANCE, INSURANCE,														
	AND REAL ESTATE														
601	Central reserve depositories	P	P	P	P	P	P	P							
602	Commercial banks	P	P	P	P	P	P	P							
603	Savings institutions	P	P	P	P	P	P	P							

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**SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
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**P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION**

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
606	Credit unions	P	P	P	P	P	P	P	P						
611	Federal & federal sponsored credit	P	P	P	P	P	P	P	P						
614	Personal credit institutions	P	P	P	P	P	P	P	P						
616	Mortgage bankers and brokers	P	P	P	P	P	P	P	P						
62	Security and commodity brokers	P	P	P	P	P	P	P	P						
64	Insurance agents, brokers, & service	P	P	P	P	P	P	P	P						
65	Real estate	P	P	P	P	P	P	P	P						
654	Title abstract offices	P	P	P	P	P	P	P	P						
	SERVICES														
701	Hotels and motels	P	P	P	P	P			P						
702	Rooming and boarding houses; dorms	P	P	P	P	P									
721	Laundry, cleaning, & garment services	P	P	P	P	P									
7215	Coin-operated laundries and cleaning	P	P	P	P	P									
723	Beauty shops	P	P	P	P	P									
724	Barber shops	P	P	P	P	P									
725	Shoe repair and shoeshine parlors	P	P	P	P	P									
726	Funeral service and crematories	P	P	P	P	P									
7299	Miscellaneous personal services	P	P	P	P	P									
7311	Advertising agencies	P	P	P	P	P	P	P	P						
732	Credit reporting and collection	P	P	P	P	P	P	P	P						
7334	Photocopying & duplicating services	P	P	P	P	P	P	P	P						
7335	Commercial photography	P	P	P	P	P	P	P	P						
7336	Commercial art and graphic design	P	P	P	P	P	P	P	P						
7353	Heavy construction equipment rental	P	P	P	P	P	P	P	P						
7359	Equipment rental & leasing, nec	P	P	P	P	P	P	P	P						
7361	Employment agencies	P	P	P	P	P	P	P	P						
737	Computer and data processing services	P	P	P	P	P	P	P	P						

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**SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS**

**P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION**

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
742	Veterinarians	P	P	P		P									
751	Automotive rentals, no drivers	P	P	P	P	P									
752	Automobile parking	P	P	P	P	P									
753	Automotive repair shops	P	P	P	P	P									
754	Automotive services, except repair	P	P	P	P	P									
762	Electrical repair shops	P	P	P	P	P									
763	Watch, clock, and jewelry repair	P	P	P	P	P									
764	Reupholstery and furniture repair	P	P	P	P	P									
783	Motion picture theaters	P	P	P	P	P									
784	Video tape rental	P	P	P	P	P									
791	Dance studios, schools, and halls	P	P	P	P	P									
793	Bowling centers	P	P	P	P	P									
794	Commercial sports	P	P	P	P	P									
7991	Physical fitness facilities	P	P	P	P	P									
7992	Public golf courses	P	P	P	P	P									
7993	Coin-operated amusement devices	P	P	P	P	P									
7996	Amusement parks	P	P	P	P	P									
7997	Membership sports & recreation clubs	P	P	P	P	P									
801	Offices & clinics of Medical doctors						P	P	P						
802	Offices and clinics of dentists						P	P	P						
804	Offices of other health practitioners						P	P	P						
805	Nursing and personal care facilities						P	P	P	P					
806	Hospitals						P	P	P				P		
807	Medical and dental laboratories						P	P	P				P		
808	Home health care services						P	P	P				P		
81	Legal services						P	P	P						
821	Elementary and secondary schools													S	
823	Libraries - Less than 7500 sq. ft.	P	P	P	P	P	P	P	P	P					

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SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT ALLOWABLE USES;
 APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS
 P PERMITTED USE
 R RESTRICTED USE
 S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
823	Libraries												S		
824	Vocational schools												S		
835	Day care services	P	P	P	P			P							
836	Residential care	P	P	P	P			P							
841	Museums and art galleries			P	P							P			
842	Botanical and zoological gardens											P			
864	Civic and social associations			P	P										
866	Religious organizations	P	P	P	P	P	P	P							
871	Engineering & architectural services						P	P	P						
872	Accounting, auditing, & bookkeeping						P	P	P						
873	Research and testing services						P	P	P						
874	Management and public relations						P	P	P						
	PUBLIC ADMINISTRATION														
91	Executive, legislative, and general						P	P	P				P		
921	Courts						P	P	P				P		
922	Public order and safety												P		
9221	Police protection												P		
9224	Fire protection												P		
	RECREATION														
	Hiking & Nature Trails												P		
	Picnicking												P		
	Canoe Trails												P		
	Bicycle Trails												P		
	Horseback Riding Trails												P		
	Tot Lots												P		
	Court Sports												P		
	Field Sports												P		
	Boat Landings												P		
	Archaeological Historical Sites												S		

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**HIGH INTENSITY URBAN ACTIVITY CENTER
 MAXIMUM ALLOWABLE FLOOR AREA
 SECTION 10-6.614**

COMMERCIAL LAND USE TYPE	ACTIVITY CENTER
MINOR*	
Total Location	80,000
Single Site or Quadrant	20,000
Single Structure	20,000
NEIGHBORHOOD**	
Total Location	400,000
Single Site or Quadrant	400,000
Single Structure	400,000
COMMUNITY	
Total Location	800,000
Single Site or Quadrant	800,000
Single Structure	800,000
REGIONAL	
Total Location	4,000,000
Single Site or Quadrant	4,000,000
Single Structure	4,000,000

*Maximum of 10,000 gross square feet, if located on a local street.

**Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

SECTION 10.6.614
 MINIMUM DEVELOPMENT STANDARDS
 HIGH INTENSITY ACTIVITY CENTER

	MEDIUM OR HIGH DENSITY RESIDENTIAL, COMMERCIAL, OFFICE	INDUSTRIAL LIGHT	COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS			
Front Yard			
Building	20	20	20
Parking	20	20	20
Corner Yard			
Building	20	20	20
Parking	20	20	20
Side Yard			
Building	5	10	5
Parking	5	10	5
Rear Yard			
Building	20	20	20
Parking	10	10	10
Adjoining Lower Intensity			
Zoning District			
Building	50	50	--
Parking	20	20	--
MAXIMUM % IMPERVIOUS SURFACE AREA*	75	60	75
HEIGHTS			
Max. at Bldg. Envelope			
Perimeter	40	40	50
Addl. Height/Addl.			
Zoning Setback	4'/1'	2'/1'	4'/1'
Total Height	120	120	120

*May utilize fee in lieu provision of EMA/EMO.

Section 10-6.637. R-3 Single- and Two-Family Residential District.

PERMITTED USES									
1. District Intent	2. Principal Uses							3. Accessory Uses	
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.							(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

