Tallahassee-Leon County Planning Commission	
PLANNING COMMISSION STAFF REPORT	
ACTION REQUESTED ON:	October 6, 2009
SUBJECT/TITLE:	Consistency Review on NOPC regarding the Killearn Lakes DRI
TARGET ISSUE:	N/A
FUTURE LAND USE DESIGNATION	Bradfordville Mixed Use
ENTITY WITH FINAL REVIEW AUTHORITY	Board of County Commissioners

STATEMENT OF ISSUE

The Tallahassee-Leon County Planning Commission has been requested to review a NOPC (Notice of Proposed Change) to the Killearn Lakes Development of Regional Impact Development Order. The change was submitted by Trinidad Properties LLC and prepared by Paradigm Engineers and Consultants, PLLC and dated July 2009.

RECOMMENDED ACTION

Option 1: Find the Proposed NOPC consistent with the Tallahassee-Leon County Comprehensive Plan.

For information, contact Jean Gregory, phone 891- 6400.

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The application proposes to transfer 1,000 square feet of commercial development potential from Area G (fronting on Thomasville Road) to Area F within a commercial area as shown on the Killearn Lakes Master Plan. In addition, the application proposes up to four residential units, a new use in Area F, to be constructed on the second floor of a proposed commercial building. This would result in Area F being designated Mixed Use instead of Commercial on the Killearn Lakes DRI Master Plan Map.

Further information is provided in the agenda item prepared by Leon County Growth and Environmental Management Department.

CONSISTENCY DETERMINATION

The subject parcels are located in the Bradfordville Mixed Use future land use category. Policy 2.2.6 provides the following:

> Intended function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. .... The essential component of Bradfordville Mixed Use is residential land use.

The Bradfordville Mixed use category promotes a mix of uses, but does not require it on a single site. The category allows up to 16 dwelling units per acre and does not require a minimum density. The Bradfordville Mixed Use Overlay district is implemented in the Land Development Regulations through a series of zoning districts.

The proposed changes promote Objective 1.7 (a), which states "provide opportunity for residential, shopping, employment education and recreation use within walking distance of each other." Subparagraph (c) supports the provision of a "range of housing opportunities."

The subject parcels are in the area covered by the Bradfordville Sector Plan. The objectives, goals, and policies supporting the Bradfordville Sector Plan were included in Land Use Goal 8, which was deleted from the Comp Plan on August 4, 2003.

RECOMMENDATION

Staff recommends that the NOPC be found consistent with the Comprehensive Plan.

OPTIONS

1. Find the NOPC consistent with the Tallahassee-Leon County Comprehensive Plan.

2. Do not find the NOPC consistent with the Tallahassee-Leon County Comprehensive Plan.

3. Provide staff alternative direction.