AMENDMENT PCT 090212
As Adopted on October 13, 2009

PROPOSED TEXT / POLICY:

Land Use Element

~~Policy 2.2.22: [L] *(Effective 12/29/05; Revision Effective 7/26/06; Renumbered 3/14/07)*~~

~~***MAHAN DRIVE LAND USE CATEGORIES***~~

~~The following land use categories implement the Mahan Drive Corridor Study and are applicable within the Mahan Drive Corridor Study area only (reference map below). The application of these categories to the Mahan Drive Corridor is intended to preserve neighborhood character while fostering a mix of land uses along the corridor in a nodal fashion by concentrating low (0 – 8 dwelling units per acre) to medium density (0 – 16 dwelling units per acre) residential and limited minor office and commercial development within desirable areas. The nodal approach has been developed in order to assure that non-residential land uses are not applied geographically in a strip fashion along the corridor thereby preserving the scenic and residential character of a majority of the corridor. These land use categories are intended to provide for low (0 – 8 dwelling units per acre) to medium density (0 – 16 dwelling units per acre) residential development within the Urban Service Area (USA) promoting the efficient use of infrastructure and transit. The inclusion of the Residential Corridor Node category is also intended to provide opportunity for neighborhood serving minor commercial and minor office land uses nearby to residential land uses promoting shorter vehicular trips.~~
~~Note: Study area map will be inserted here should amendment be approved.~~

~~**RESIDENTIAL CORRIDOR**~~

~~The primary intent of the Residential Corridor land use category is to protect existing stable and viable residential areas from incompatible land use intensity and density intrusions while encouraging the location of low density (0 – 6 dwelling units per acre) housing adjacent to the corridor. Residential may also be developed at a maximum density of 8 dwelling units per acre when innovative design is utilized including, but not limited to, mixed use developments incorporating the Residential Corridor Node category, centralized stormwater facilities, or condominium developments that follow the implementing design standards. The provision of low density housing reduces urban sprawl by encouraging infill development within the USA boundary and provides opportunities for establishment of transit facilities along the corridor. A related intent is to support the establishment of the Mahan Drive corridor as a 'Gateway' to the Capital City. This will require maintaining the corridor's scenic character by adhering to development and design standards that require site design qualities compatible with those of The Residential Corridor category allows single-family attached, single family detached, two-family and zero lot line residential dwelling units as well as community facilities related to residential uses including religious facilities, police/fire stations,~~

~~elementary and middle schools limited to 15,000 gross square feet of building area per acre. Libraries, vocational schools and high schools are prohibited.~~

~~This category is intended to serve as a transition category between the more intensive Residential Corridor Node category and the less intensive existing Residential Preservation category. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use category are encouraged and shall be enabled within the implementing zoning districts. The maximum residential density within the Residential Corridor category shall be 6 dwelling units per acre or 8 dwelling units per acre when innovative design is utilized.~~

~~***RESIDENTIAL CORRIDOR NODE***~~

~~The Residential Corridor Node category encourages limited minor commercial, minor office and medium density (0 – 16 dwelling units per acre) residential land uses in close proximity to one another to reduce traffic impacts and facilitate the use of alternate modes of transportation such as walking and transit. This category is intended to provide opportunity for neighborhood serving limited minor office and commercial land uses nearby to residential land uses promoting shorter vehicular trips, to reduce urban sprawl by encouraging infill development within the USA boundary and to provide opportunities for establishment of transit facilities along the corridor. A related intent is to support the establishment of the Mahan Drive corridor as a 'Gateway' to the Capital City. This will require maintaining the corridor's scenic character by adhering to a nodal concept as opposed to a strip development scenario and development and design standards that require site design qualities compatible with those of existing neighborhoods. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Residential Corridor Node category allows limited minor commercial, minor office development, daycares, bed and breakfast establishments, nursing homes/residential care, and medium density residential uses. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use categories are encouraged and shall be enabled within the implementing zoning districts. The maximum residential density within the Residential Corridor Node category shall be sixteen (16) dwelling units per acre. Single-use non-residential development within the category is limited to 4,000 square feet of gross building floor area per building and 8,500 square feet of gross building floor area per acre. Non-Residential uses developed as part of a mixed-use development under a common plan of development are permitted up to 10,000 square feet of non-residential gross building floor area per parcel and 20,000 square feet per acre except when located on the ground floor of a structure also containing residential uses in which case there is no size limitation on non-residential uses.~~

References to Mahan Residential Corridor Node and Mahan Residential Corridor will be deleted from the land development matrix included in Policy 2.2.26[L]. The proposed Mahan Gateway Node future land use category will not be subjected to the land use development matrix.

Policy 2.2.22: [L].

MAHAN GATEWAY NODE LAND USE CATEGORY

Intent

The Mahan Gateway Node land use category is applicable only within the Mahan Drive Corridor Study area (see reference map below). The application of this land use category and associated implementation regulations to the Mahan Drive Corridor is intended:

- To preserve existing residential preservation neighborhoods;
- To create an attractive gateway into Florida's Capital City, Tallahassee;
- To foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor;
- To provide for the potential development of commercial and retail developments within designated nodes along the corridor;
- To prohibit strip commercial development along the corridor;
- To maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Service Area;
- To facilitate the development and provision of transit service along the corridor;
- To promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and
- To promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes.

Allowable Land Uses, Density and Intensity

1. **Residential**

The Mahan Gateway Node shall provide for low to medium density residential development, ranging in maximum permitted density from 4-16 dwelling units per acre. The maximum residential density shall be allowed in the mixed use zoning district(s) as defined below. Residential uses and types ranging from single family detached houses to multi-family residential structures shall be allowed.

2. **Mixed-use & Non-Residential**

Mixed-use developments and non-residential uses such as a combination of commercial/office uses and residential uses, shall be allowed within the Mahan Gateway Node future land use category based on the following intensity standards.

i) Maximum non-residential uses shall not exceed 12,000 gross square feet per acre. The highest intensity of non-residential uses shall be allowed in mixed-

use developments, which combine residential and non-residential uses in a common plan of development.

ii) Mixed-use development must include a residential component. The land development regulations shall specify the percentage range for the residential component.

3. **Community Facilities**

The Mahan Gateway Node future land use category shall allow community facilities related to residential uses including but not limited to religious facilities, libraries, police/fire stations, elementary and middle schools. Leon County shall consider siting public community facilities needed to support development in the Mahan Drive corridor, within the Mahan Gateway Node future land use category. Density transfers shall be allowed for properties dedicated and accepted by the appropriate local government for the location of public community facilities within these nodes.

Implementation Districts

In order to achieve the intent of the Mahan Gateway Node future land use category, the future land use category shall be implemented through zoning districts, based on the criteria cited below and further defined in the land development regulations.

Mixed-use zoning district(s)

The Mahan Gateway Node future land use category shall include at least one mixed-use zoning district which shall allow for medium density residential uses, non-residential uses and a combination of medium density residential uses and non-residential uses (mixed-use developments).

Mixed-use zoning district(s) for Mahan Gateway Node shall be guided by the following requirements:

a) **Location:** Locations for mixed-use zoning district(s) shall be:

i. The areas immediately surrounding the intersections of Mahan Drive and the following streets: Dempsey Mayo Road, Edenfield Road and Thornton Road and as further defined in the land development regulations.

ii. The properties designated Residential Corridor Node (Future Land Use Map Amendment 2005-2-M-015) east of Highland Drive and on the south side of Mahan Drive.

Mixed-use zoning district(s) shall have frontage on Mahan Drive and shall be limited in its extent along Mahan Drive as further defined in the land development. The depth of the district(s) shall be specified in the land development regulations.

b) **Limitation on Non-Residential Uses:** The land development regulations shall establish limits for the location of non-residential structures along the designated cross streets cited in subparagraph (a) above.

c) **Access Management:** Where feasible, practical and safe, access to Mahan Drive and the intersecting streets associated with each node shall be limited to one access driveway per node quadrant. Temporary access may be allowed until the desired interconnectivity for each node quadrant is achieved. The land development regulations shall specify criteria for access management, including, if necessary, the development of an access management plan.

d) **Adjacency to Residential Preservation:** Properties not currently designated Residential Corridor Node, as January 30, 2009, shall not be designated/zoned in a manner to allow the mixed-use zoning district(s) to abut areas designated Residential Preservation. This provision is not applicable when the abutting properties in the Residential Preservation area have been developed with community facility uses. The mixed-use zoning district(s) are intended to be located in the core area of each designated node, around the identified arterial/collector roadway intersection with Mahan Drive.

e) **Incentives for Unified Master Plan:** To encourage, within the maximum development density and intensity standards, the combined development of properties within the Mahan Gateway Node future land use category, Leon County and/or the City of Tallahassee shall provide development incentives to property owners/developers within a node quadrant who proposed a binding master plan for a significant amount of the acreage or multiple properties within a node quadrant. The land development regulations shall provide a framework and guiding principles for the development of master plan(s) under this policy and the incentives to be provided.

Residential zoning district(s)

At least one residential zoning district shall be created and shall include all properties within the Mahan Gateway Node that are not designated mixed-use zoning district. The residential zoning district(s) shall develop primarily with residential uses and shall function as a transition area between the higher intensity/density uses allowed in the mixed-use zoning district(s) and the surrounding Residential Preservation areas. The residential zoning district(s) can also provide for community facilities and other neighborhood related uses as allowed by other policies in the comprehensive plan.

Implementing Land Development Regulations

The land development regulations may create density ranges to ensure compatibility with existing residential developments and other gateway development criteria. Standards addressing design elements to regulate development within the Mahan Gateway Node may include but are not limited to requirements addressing roofs, building scale, exterior building materials, building setbacks and height, fenestration, buffering, landscaping,

solid waste disposal, parking lighting, transit oriented development, and signs. Such standards shall be included in the adopted land development regulations.