



MEMORANDUM



TO: David McDevitt, Director
Development Services and Environmental Management

FROM: Susan Denny, Senior Planner
Tallahassee-Leon County Planning Department

THROUGH: Russell Snyder, Administrator, Land Use Division
Tallahassee-Leon County Planning Department

DATE: July 15, 2014

SUBJECT: Consistency Review—Commercial Uses in the Rural Zoning District

Description of the Commercial Uses in the Rural Zoning District Ordinance:

The proposed ordinance would amend the Leon County Land Development Code as follows:

1. Eliminate the provision to allow new minor commercial development on or within 330 feet the intersection of local roads and collector or arterial roads in the Rural (R) zoning district (Section 10-6.612(d), and Section 10-6.619(b)(1)b.1);
2. Require a “Type B” site plan (Development Review Committee approval) for all retail uses in the R zoning district, except special exception uses and gasoline service stations. (Section 10-6.612 (g)(4)a) ;
3. Require a “Type C” site plan approval (County Commission Approval) for gasoline service stations (Section 10-6.612 (g)(4) b);
4. Require design and development standards for retail uses in the R zoning district including signage, facades, lighting, buffering and fencing, trash collection, pedestrian and bicycle circulation, hours of operation, etc. (Section 10-6.612 (g)(4)a. 1-10);
5. Require additional design and development standards for gasoline service station uses in the R zoning district including limiting fueling position to six and the size of associated convenience stores to 3,000 square feet, awning requirements, accessory structure requirements and lighting and hour of operation requirements (Section 10-6.612 (g)(4)b. 1-10).

Analysis of Consistency with the Tallahassee-Leon County Comprehensive Plan

The Rural zoning district is located in the Rural Future Land Use Map (FLUM) Category. Land Use Policy 2.2.1 [L] describes the Rural FLUM as allowing “minimal commercial designed to service basic household needs of adjacent residents.” Land Use Policy 3.2.1 [L] establishes different classes of commercial development. The least intensive class of commercial established by Policy 3.2.1 is minor commercial. Minor Commercial development allows for the “sale of convenience goods and services to immediate residential area.”

According to Land Use Policy 3.2.1A.1.b[L], minor commercial development can be located within 330 feet of one quadrant of an intersection of a local road with a collector or arterial road. It is permissible for Land Development Regulations to have more stringent requirements than the Comprehensive Plan. Therefore, the proposed prohibition of new commercial uses at or near intersections of local roads with either a collector or arterial roadway is consistent with the Comprehensive Plan.

Land Use Policy 3.2.1A.1.f[L]. requires the following design standards:

- 1) Aesthetic compatibility with adjacent uses.
- 2) Adequate buffering, screening, landscaping and architectural treatment if integrated into neighborhood.
- 3) Sufficient parking; properly designed and safe internal traffic circulation.

The design standards in the proposed ordinance for retail uses in general, and gasoline service stations in particular, specifically implement the design standards requirements of Land Use Policy 3.2.1A.1.f[L], and are therefore consistent with the Comprehensive Plan.

Finding of Consistency with the Tallahassee-Leon County Comprehensive Plan

The proposed Leon County ordinance related to commercial uses in the Rural zoning district is consistent with the Tallahassee-Leon County Comprehensive Plan.