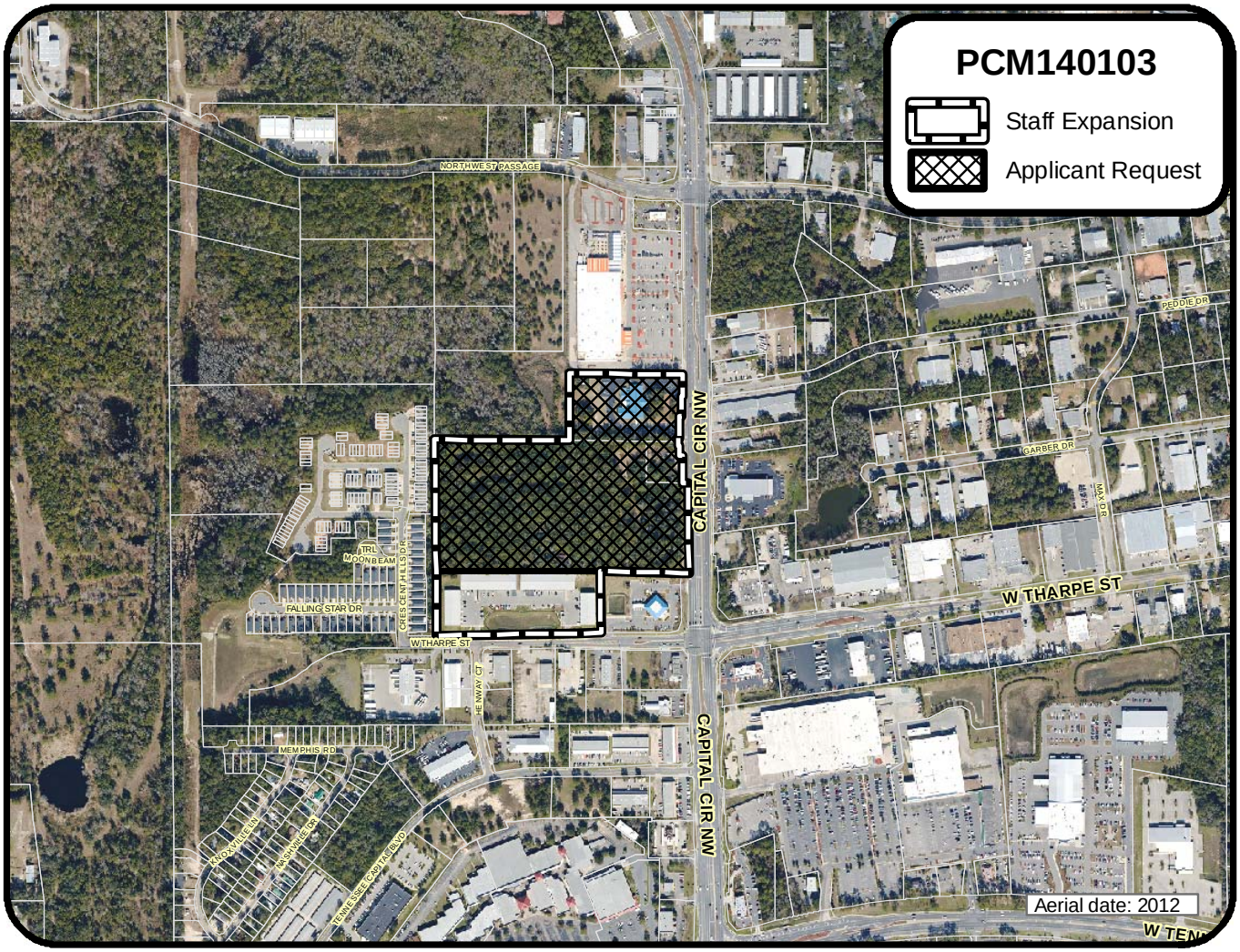

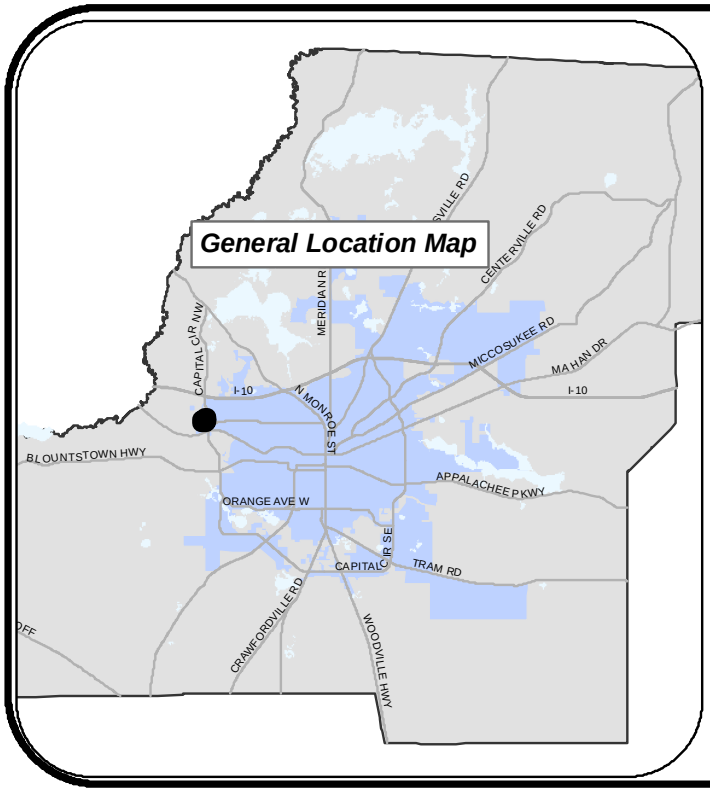

Capital Circle NW
PCM140103

Leon County
Board of
County Commisioners

Applicant Request
SITE TAX ID:
21-19-51-049-1100
21-19-51-051-1110
21-19-51-051-1111
ACRES: 23.50 ±

Staff expansion
PARCEL TAX ID:
21-19-55- A-0010
ACRES: 6.06 ±

Total Acreage 29.56 ±

TALLAHASSEE - LEON COUNTY
PLANNING DEPARTMENT
PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

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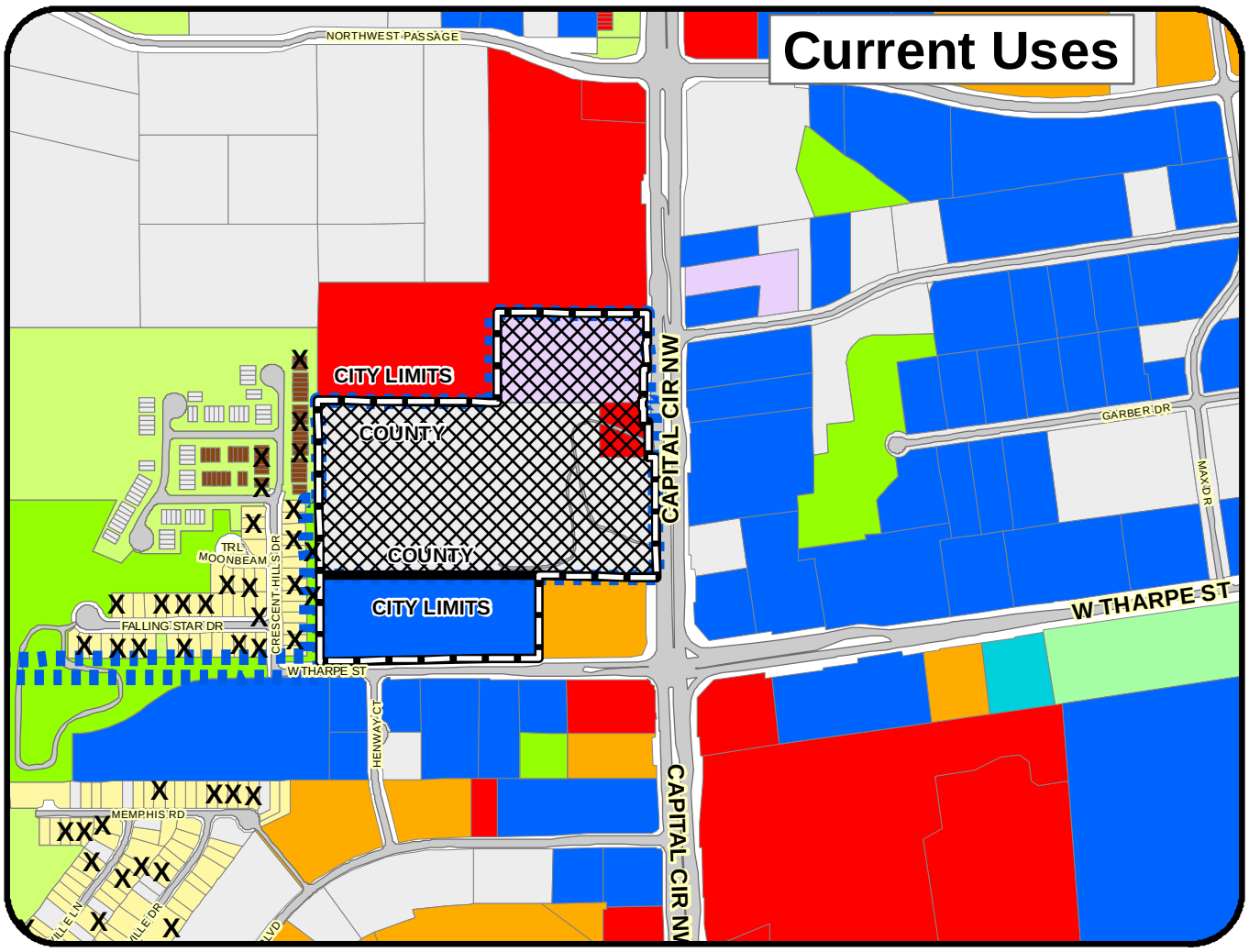

Legend

Applicant Request

Staff Expansion

X Homestead Exemption Parcels

Current Uses (Oct. 2013)

- Single Family Detached/Mobile Home
- Multi-Family
- Retail
- Office
- Warehouse
- Government Operation
- School
- Open Space Undesignated
- Open Space Common Areas
- Open Space Resource Protection
- Religious/Non-profit
- Transportation/Communications/Utilities
- Vacant

Capital Circle NW
PCM140103

Leon County Board of County Commisioners

Applicant Request
SITE TAX ID:
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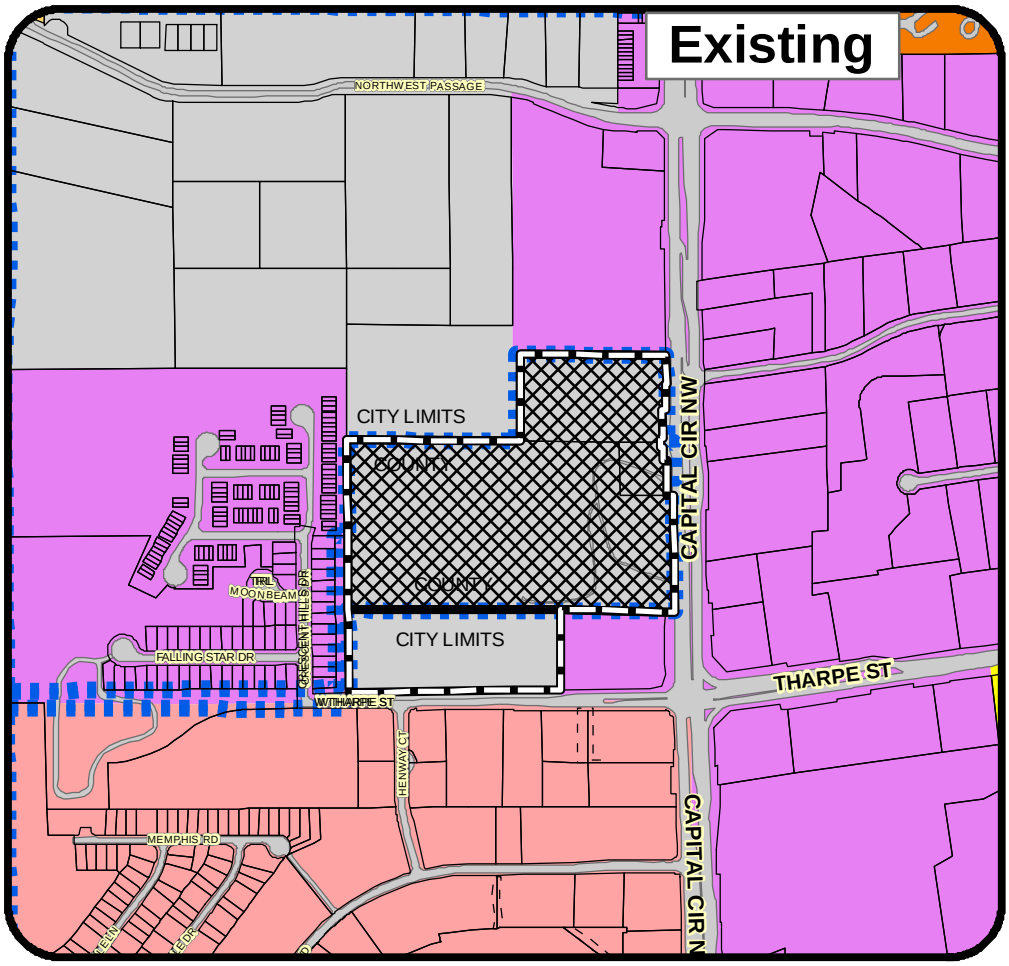
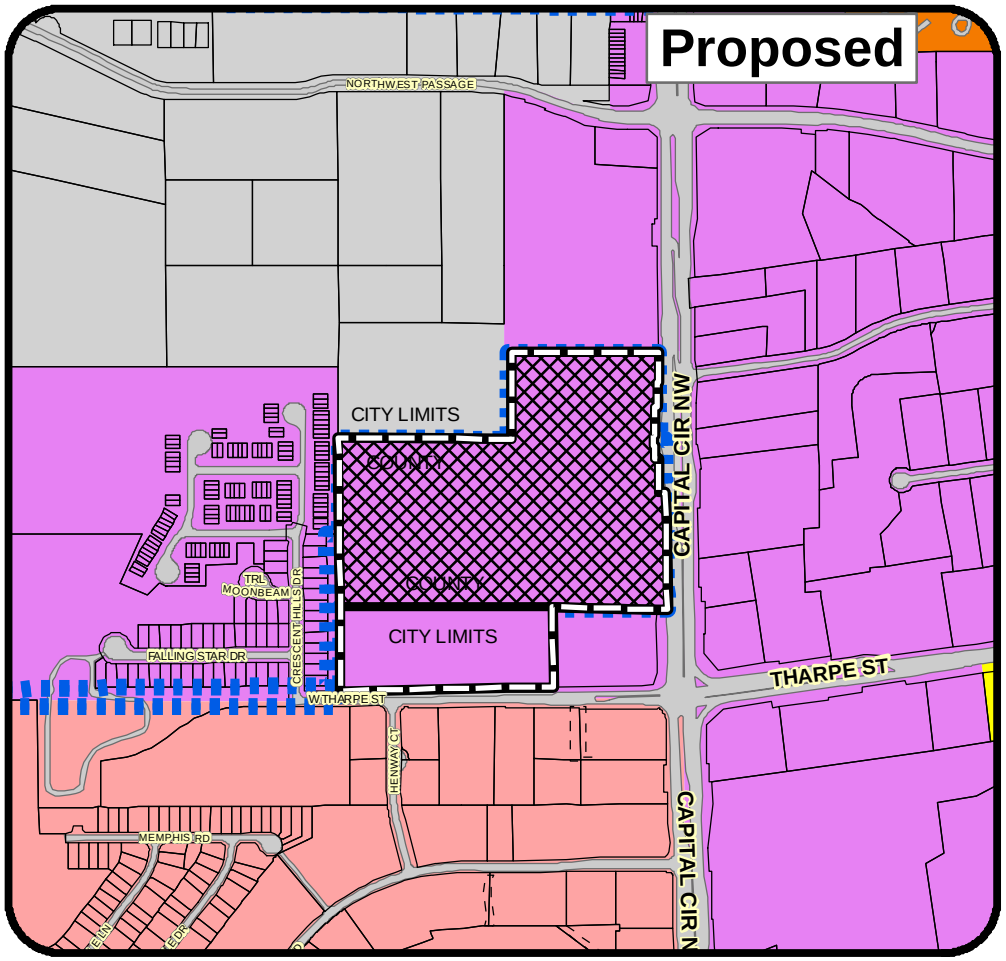
TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT
PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Future Land Use





Legend

- Activity Center
- Industrial
- Governmental Operation
- Residential Preservation
- Suburban

- Applicant Request
- Staff Expansion
- City Limits

Capital Circle NW
PCM140103

Leon County Board of County Commisioners

Existing
Industrial

Proposed
Suburban

Applicant Request

SITE TAX IDs:
21-19-51-049-1100
21-19-51-051-1110
21-19-51-051-1111

ACRES: 23.50 ±

Staff expansion

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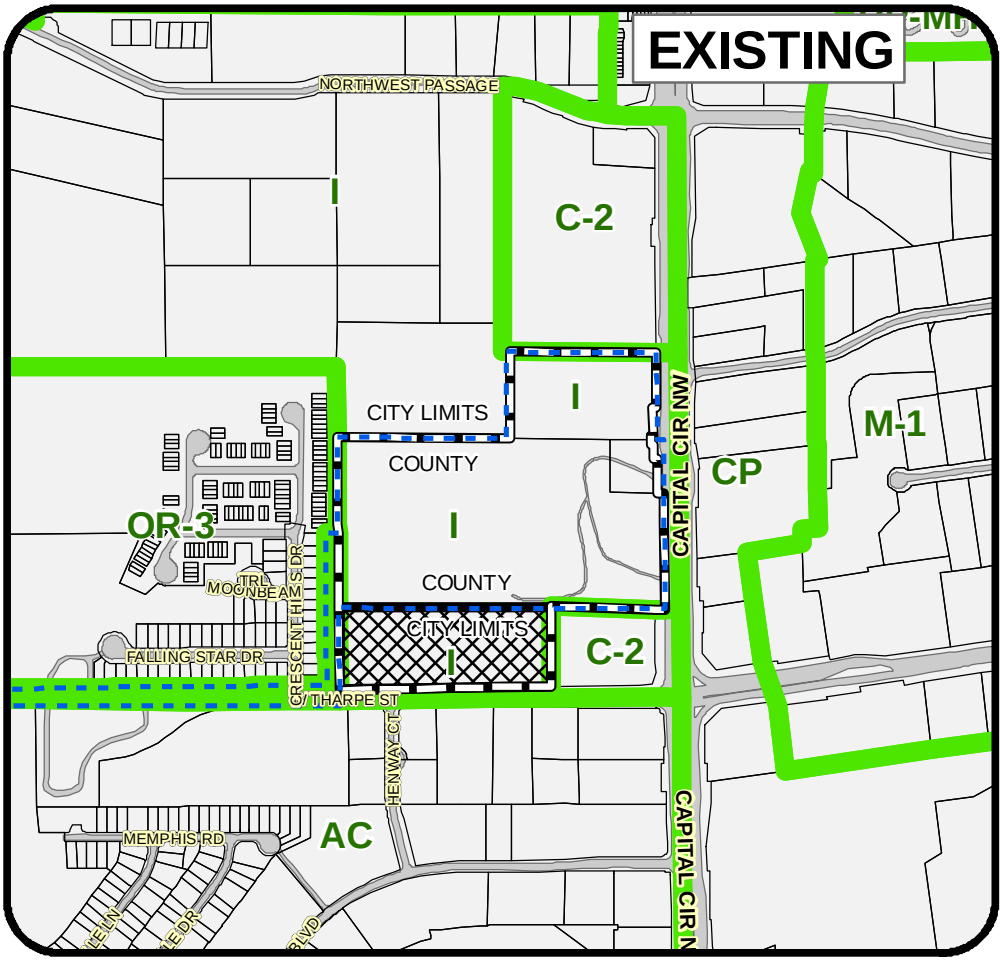
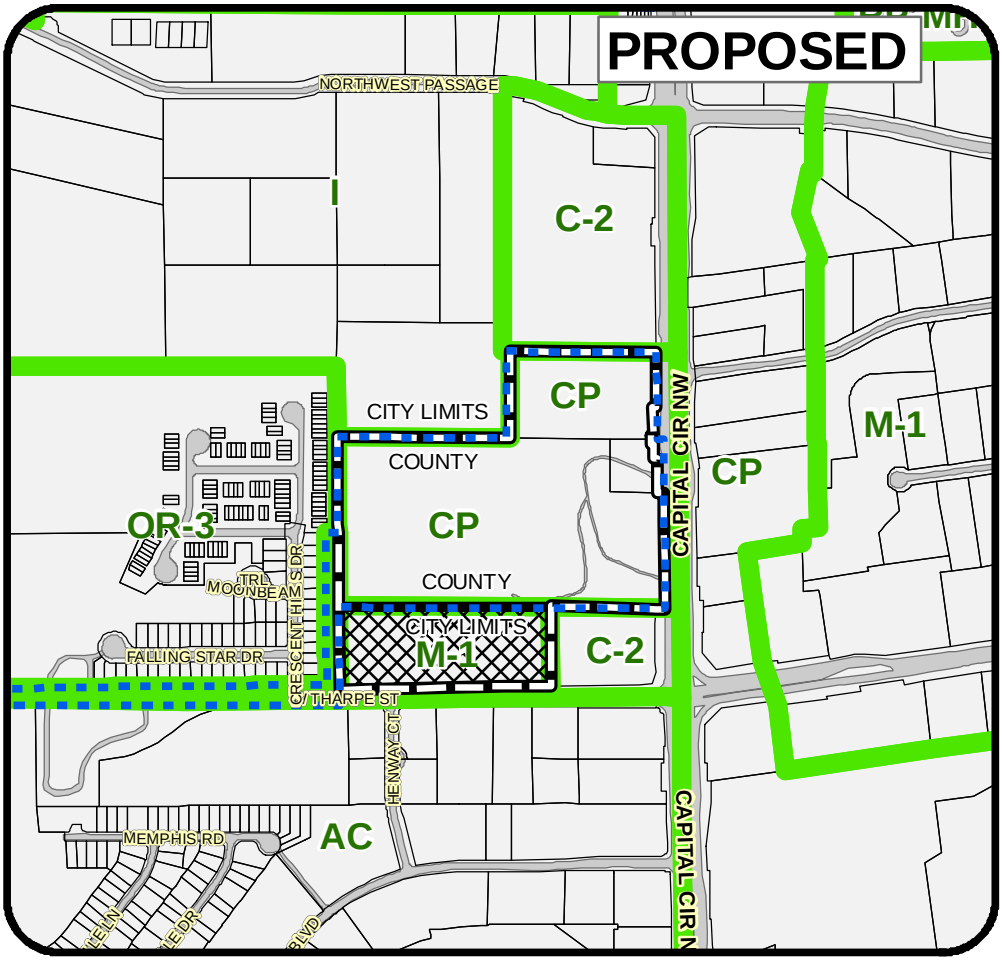
TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT
PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT





ZONING

Legend

Subject Parcels

Staff Expansion Parcel

zoning

Capital Circle NW
PCM140103

Leon County Board of County Commisioners

Existing

Industrial

Proposed

CP Commercial Parkway and M-1 Light Industrial

Applicant Request

SITE TAX IDs:
21-19-51-049-1100
21-19-51-051-1110
21-19-51-051-1111

ACRES: 23.50 ±

Staff expansion

TAX IDs:
21-19-55- A0010

ACRES: 6.06 ±

Total Acreage 29.56 ±

TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT
PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

MAP AMENDMENT #: PCM140103

APPLICANT: Leon County Board of County Commissioners

TAX I.D. # s:

Original Request: 21-19-51-049-1100, 21-19-51-051-1110, 21-19-51-051-1111 (±23.50 acres)
Staff Recommended Expansion Parcel: 21-19-55 A0010 (±6.06 acres)

CITY _X_ **COUNTY** _X_

CURRENT DESIGNATION: Industrial

REQUESTED DESIGNATION: Suburban

DATE: February 13, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve the amendment as expanded to include 4 properties and 29.56 acres.

A. SUMMARY:

This is a request to change the Future Land Use Map designation from "Industrial" to "Suburban" on three parcels totaling 23.50 acres located at Capital Circle Northwest, between Tharpe Street and the Northwest Passage. Staff also recommends expanding the boundary of the proposed change to incorporate one additional developed parcel to the south of the request that is currently designated as Industrial. The existing Industrial category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gases, noise, and vibration). The Industrial category also accommodates uses that have considerable impacts on infrastructure and utilities and is intended to be located with access and facilities for truck and/or rail shipment, transfer, or delivery.

Two of the parcels, at this location, have been developed with structures not designed for industrial use (the Moose Lodge and a vacant retail building) and the rear of the third parcel is adjacent to Crescent Hills subdivision and condominiums. The fourth, staff recommended expansion parcel, is located in the City Limits and consists of a commercial park. The proposed Suburban category is more consistent with the existing development patterns, current uses, and expected future development demands. The category allows for a variety of office, retail and commercial uses and housing up to 20 units per acre. The property owners of the subject site have expressed an interest in this amendment to help expand economic opportunities and for the protection of their current uses. On September 24, 2013, the Board of County Commissioners initiated this amendment to further the following strategic initiative:

> *(EC2) -"Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev.2013)."*

In addition, an implementing rezoning application has been filed concurrent with this amendment requesting a zoning change from Industrial to Commercial Parkway (CP) for the three parcels located in the County and Light Industrial (M-1) for the parcel located in the City.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The proposed change for the 4 properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) "Support business expansion and job creation….." and Strategic Initiative (EC2) "Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity."

3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the category.

C. APPLICANT'S REASON FOR THE AMENDMENT:

This amendment furthers Board of County Commissioners Strategic Initiative # EC2 to "identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev. 2013)." The proposed amendment will support the expansion and redevelopment of the subject sites and provide a future land use category that is consistent with the development patterns and existing uses in the area. The subject parcels are owned by Earnest Steele and the Loyal Order of Moose. The three parcels are located in unincorporated Leon County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a glass front retail type building), and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums. The subject property owners have expressed an interest in this amendment to help expand opportunities for economic activity, and to protect their current uses.

D. STAFF ANALYSIS:

At their December 2012 Retreat, the Board of County Commissioners amended an existing strategic initiative to include "identifying revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity." Specifically,

staff was asked to examine the Industrial zoned lands, and uses allowed in Industrial and Light Industrial districts. The proposed amendment furthers this strategic initiative of the Board. It is also consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

The Industrial future land use category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gasses, noise, and vibration). It also accommodates uses that have considerable impacts on infrastructure and utilities and is to be located with access and facilities for truck and/or rail shipment, transfer, or delivery. Ancillary commercial uses such as offices, childcare, and restaurants, designed and limited to serve persons working in the district are allowed. Other commercial uses are not allowed because they have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

Staff has been in contact with two land owners with property currently located in the Industrial district adjacent to Capital Circle Northwest. These owners have expressed an interest in a Comprehensive Plan amendment and rezoning to a different district to help expand opportunities for economic activity and for protection of their current uses. The properties are owned by Mr. Earnest Steele and the Loyal Order of Moose. The three parcels are located in the unincorporated County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge, and a glass front retail type building) and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums.

In staff's review of the subject site and surrounding area, it was noted that an additional parcel would be appropriate for consideration in this amendment request because of its location and current use. The parcel is in the City limits and is located immediately south of the subject site. The parcel (ID 21-19-55 A0010) consists of a commercial park with warehousing, office, and light industrial uses more appropriate for the Suburban future land use category. The parcel is owned by Huntley Park LLC and consists of approximately 6.06 acres. The property owner representative has informed staff that he would like to be included in the proposed amendment, and staff has expanded the proposed amendment to include the site (see current uses map in the introductory map set to this report).

Removing acreage from the Industrial district is to be approached with attention. It is generally accepted that establishing new Industrial areas is very difficult due to the potential for off-site impacts from the types of uses allowed. There are currently 490 acres of Industrial lands in Leon County (including City Limits). This is down from 972 acres when the district was established in 1991, a 50% decrease. While much of this may have been necessary to correct the less than anticipated need for Industrial land, it is worth noting this decrease. The following table provides information on the existing acres of Industrial land in unincorporated Leon County and the City of Tallahassee. The table provides additional information regarding the presence of wetlands and vacant areas in the Industrial district. The proposed amendment for the Steele and Moose properties is a total of 23.5 acres, 18 of which are vacant.

Table 1: Acres Data on Industrial Land in Leon County

Description	Acres
Total Industrial in Unincorporated Leon County	314
Total Industrial in City Limits	176
Leon County Total Industrial	*490*
Total Industrial less wetlands (Unincorporated)	294
Total Industrial less wetlands (City Limits)	135
Leon County Total Industrial less wetlands	*429*
Total Vacant Industrial (Unincorporated)	69
Total Vacant Industrial (City Limits)	101
Leon County Total Vacant Industrial	*170*
Total Vacant Industrial less wetlands (Unincorporated)	65
Total Vacant Industrial less wetlands (City Limits)	74
Leon County Total Vacant Industrial less wetlands	*139*

Proposed Future Land Use Map Designation: Suburban

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. The Suburban category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required.

Policy 2.2.5 also states that allowed land uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community. The proposed Suburban category is more consistent with the existing development patterns and current uses, and for future development.

If this proposed change is approved, a zoning change from Industrial to C-2 General Commercial is being requested to implement the amendment. The C-2 district is intended to be located in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. The proposed zoning is consistent with the development patterns in the vicinity of the request and current development on two of the sites.

Updated Rezoning Information (2/13/2014)

Since the initial report to the Local Planning Agency, staff has determined that the C-2 zoning district for this area with the proposed zoning changes will exceed the allowed acreage for the district. In the Land Development Code, C-2 districts shall not exceed 30 acres or be located closer than ¼ mile to other C-1 or C-2 districts. The subject parcels are located between C-2 zoning to the north and the south. The current C-2 zoned parcels total 22.93 acres and include two parcels owned by Home Depot to the north and the First Commerce Credit Union to the south. Because of this, staff is amending the rezoning application for the amendment. Staff recommends the three parcels located in the County be rezoned from Industrial to Commercial Parkway (CP) and the parcel in the City be rezoned to Light Industrial (M-1). The CP zoning district is intended for areas exhibiting an existing development pattern of office, general commercial, retail, and automotive commercial development. Under the Suburban Future Land Use Map category, new CP districts shall have access to arterial or major collector streets. While, the three parcels located in the County all have access on Capital Circle and meet the CP access requirement, the parcel located within the City Limits does not. As noted previously, the parcel in the City is being recommended for M-1 zoning. The M-1 zoning district allows for indoor manufacturing, distribution, warehousing, auto repair, and office uses which are consistent with the current development and use of the site.

Lastly, the affected property owners have been informed of the rezoning amendment and support staff's recommendation.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features: The subject property is within the Lake Munson drainage basin. Although one of the three subject parcels (#21-19-51-051-1111) is heavily forested, county environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer are available to the area.

3. Transportation:

   Transit Availability**:** The subject site and surrounding area are serviced by Star Metro. There are transit stops on each side of Capital Circle Northwest near the subject site.

   Bicycle/Pedestrian Facilities Availability: There are sidewalks and bicycle lanes on each side of Capital Circle Northwest in the vicinity of the subject site.

   Transportation Analysis and Conclusion: Capital Circle Northwest is a principle arterial roadway that has been recently improved with sidewalks, bike lanes and four lanes. Based on the highest and most intense use of the subject site under the proposed change to Suburban with C-2 zoning, 3,477.5 additional PM Peak Hour trips would be generated. However, transportation concurrency will be determined when a site plan for development is submitted in the future.

1. Schools: The subject site is in the Riley, Griffins and Godby school attendance zones.

School Name	Riley Elementary	Griffin Middle	Godby High
Potential Students Generated	55	22	18
Present Capacity	-174	419	290
Post Development Capacity	-229	397	272

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

F. CONCLUSION:

Based on the above data and analysis, staff concludes the following:

1. The proposed change for the four subject properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) "Support business expansion and job creation….." and Strategic Initiative (EC2) "Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity."

3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.

4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer. All of which promotes the intent of the category.

Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.