



# MEMORANDUM



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**TO:** Ryan Culpepper, Leon County Department of Development Support Services and Environmental Management

**THRU:** Russell Snyder, Land Use Division Manager, TLCPD

**FROM:** Mary Jean Yarbrough, Senior Planner, TLCPD

**DATE:** January 6, 2015

**SUBJECT:** Consistency Review—Bradfordville Sector Plan and Zoning Districts Amendment Ordinance

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## **Introduction**

The proposed ordinance amends the Bradfordville Sector Plan and also sections of the Code of Laws of Leon County. Specifically, the following changes are proposed:

### **Bradfordville Sector Plan**

- Adding a new Chapter 5 titled, “Bradfordville Commercial Center District”, which will provide guidance for future development and would establish an updated 15 year horizon making it consistent with the Comprehensive Plan horizon of 2030.
- Replacing Figure 12 with a new Figure 12 titled, “Bradfordville Commercial Center District”.

### **Leon County Code Of Ordinances**

- Revise Section 10-6.673, Bradfordville Commercial Auto-Oriented District, Section 10-6.674, Bradfordville Commercial-Pedestrian Oriented District, Section 10-6.676, Bradfordville Commercial Services District, Section 10-6.676, Bradfordville Office Residential District, and Section 10-6.677 Bradfordville Commercial Overlay District, and Section 10-6.680 Bradfordville Mixed-Use Overlay District to reflect the Bradfordville Commercial Needs Assessment Committee’s proposed development standards to allow more intense development in the commercial areas.

## **Finding of Consistency with the Tallahassee-Leon County Comprehensive Plan**

After reviewing all Comprehensive Plan goals, objectives, and policies regarding the Bradfordville Study Area, staff notes the applicable Land Use policies set forth below. The Bradfordville Sector Plan was established to provide services to residents that do not promote urban sprawl so as to protect the rural character of the Bradfordville area. The proposed amendments to the Sector Plan and the Code are necessary to reflect the changing needs of the community as determined by the Bradfordville Commercial Needs Assessment Committee.

**Land Use Element Objective 1.7** provides a framework for mixed used development within the Bradfordville Sector Plan area. The objective includes statements of intent for overall development in the sector, including:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;
- b) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;
- c) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and

The proposed revision to the sector plan map and the proposed code changes will continue to support mixed use development within walking distance. Additionally, the proposed changes will continue to curb urban sprawl by prohibiting further expansion of the newly named Bradfordville Commercial Center District and by allowing development to build more intensely with the removal of the impervious surface cap of 40%. The proposed restriction to limit the size of single-use tenants in each zoning district will also help deter concentrations of single use development.

**Land Use Element Policy 2.2.6** establishes the intended function and components of the Bradfordville Mixed Use land use. Some specific goals are to:

- Limit gross leasable square footage per parcel in commercial development allocations.
- Create a village atmosphere with an emphasis on low to medium density residential land use, small-scale commercial shopping opportunities for residents, schools and churches, and recreation.
- Keep all nonresidential land uses minimal to reduce the intrusive impact upon the predominate residential land use.
- Allow all of the development patterns within the Bradfordville Mixed Use.

The proposed revisions to the sector plan, which include the creation of a new section that provides guidance for future development and establishes an updated 15-year planning horizon, is consistent with the above policies. These changes will continue to create a village atmosphere with an emphasis on smaller-scale commercial land uses.

**Land Use Element Policy 3.3.1** provides criteria as to where commercial and non-residential development shall be located to be compatible with adjacent uses and also states that development will be designed to promote transit, bicycling, and walking in the Bradfordville Mixed Use Future Land Use category.

The proposed revision to the sector plan and the proposed code changes will continue to support this policy by continuing to restrict where commercial development can occur and to maintain the current design standards to promote alternative transportation.

## **Recommendation**

Staff recommends that the Planning Commission find the proposed ordinance consistent with the *Tallahassee-Leon County Comprehensive Plan*.