



MEMORANDUM



TO: Ryan Guffey, Concurrency Management Planner
Development Services and Environmental Management

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

DATE: December 17, 2014

SUBJECT: Consistency Review—Killearn Lakes Development of Regional Impact (DRI)
Notice of Proposed Change (NOPC) #5

Description of the Proposed Change:

The NOPC application proposes to amend the Killearn Lakes DRI Development Order (DO) to allow 13 parcels consisting of 13.07 acres located in Commercial Area “B” (CO-B) to be redesignated from Commercial to Commercial/Assisted Living Facility. With this proposed change, the applicant would be permitted to construct up to three structures containing between 8 to 16 units per acre, unless constrained by environmental or concurrency factors. In addition, the proposed DO amendment would allow the development of commercial development at presently approved limits on the subject parcels should the Assisted Living Facility (ALF) not be built.

Analysis of Consistency with the Tallahassee-Leon County Comprehensive Plan

The subject parcels are located in the Bradfordville Mixed Use future land use map (FLUM) category, which is governed by Land Use Policy 2.2.6. This policy states that the intended goal of the Bradfordville Mixed Use FLUM category is to “[c]reate 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.”

Additionally, the Bradfordville Mixed Use FLUM requires for development patterns consistent with Land Use Policy Objective 1.7 which will “provide opportunity for residential, shopping, employment education and recreation use within walking distance of each other” and promote a “range of housing opportunities.”

The provision of ALF land uses at the scale specified in the NOPC would enhance the mixed-use village-like atmosphere of the Killearn Lake DRI, as envisioned by the Bradfordville Mixed Use FLUM. It would allow multiple generations of families to live close to each other and easily access family-oriented facilities such as shopping and churches.

Finding of Consistency with the Tallahassee-Leon County Comprehensive Plan

Based on the findings above, the Planning Department finds the proposed NOPC consistent with the Comprehensive Plan.