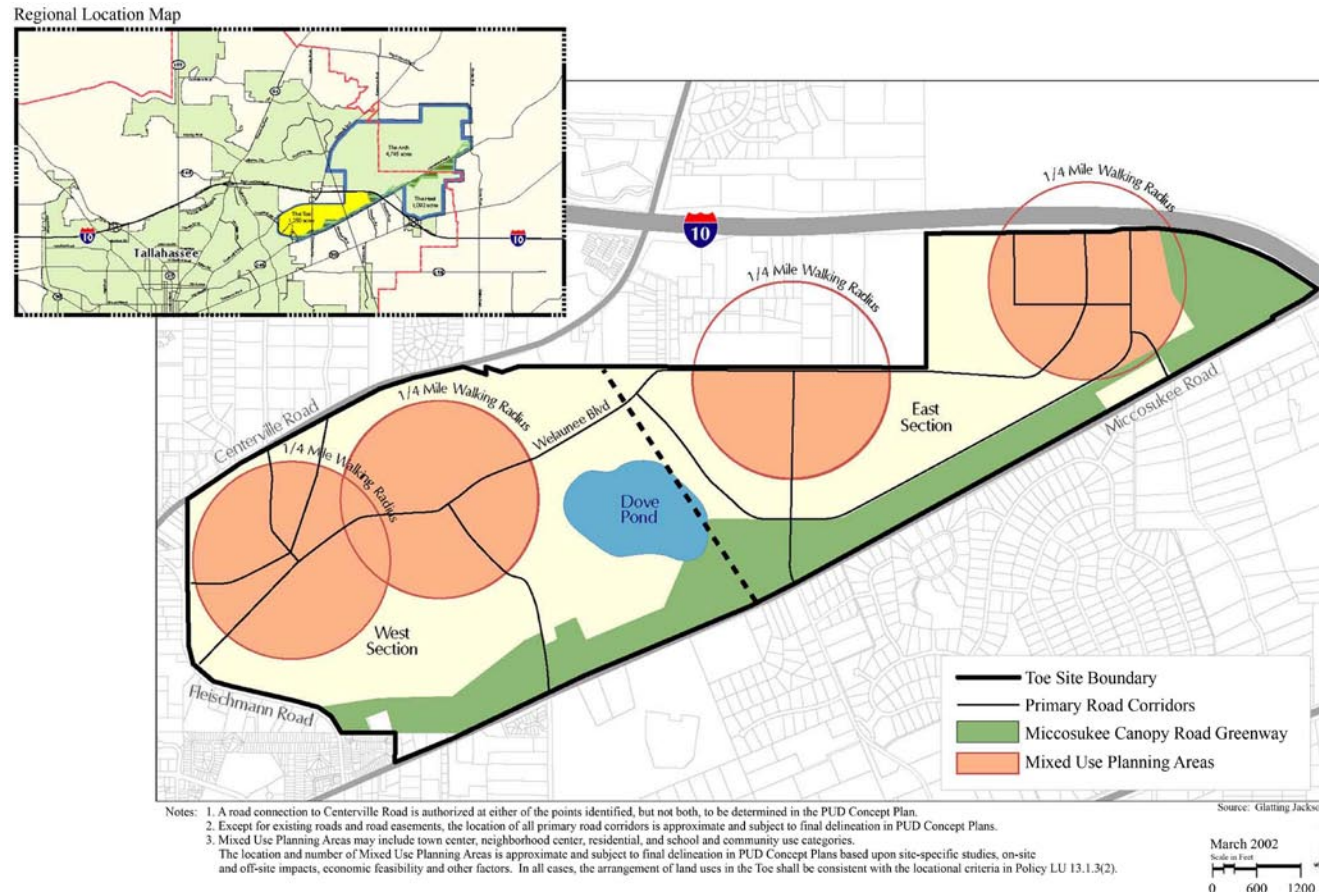


# City of Tallahassee Owned Welaunee Tract – Planned Unit Development



Tallahassee – Leon County Comprehensive Plan Adopted Critical Area Plan:

Figure 13-1: Welaunee Toe Generalized Site Plan

## The proposed Planned Unit Development Concept Plan ***DOES:***

- Envision a compact development pattern, as opposed to a sprawling development pattern, thereby reducing the impacts
- Preserve sensitive areas, such as canopy trees and areas of significant slope, around Dove Pond and the Miccosukee Greenway
- Offer an expanded network of open space and conservation / preservation areas with trails adjacent to the Miccosukee Greenway
- Require more land area for stormwater management than described in the adopted Critical Area Plan – Welaunee Toe Generalized Site Plan and the 2002 Toe and Heel – Data and Analysis Report - Toe Preliminary Concept Plan
- Adhere to the Edenfield Road and Arendell Road vehicular connection to Miccosukee Road as identified in the Critical Area Plan while providing the flexibility for final determination of the alignment as further studies are completed and evaluated

## Proposed Welaunee PUD Concept Plan

January 2011

LAND USE LEGEND:

Town Center	Residential Low Density
Neighborhood Center	Primary Open Space and Recreation (Includes open space, conservation areas, and stormwater management facilities)
Multi-Family Residential	Other (Rights-of-Way, Community Infrastructure)
Residential High Density	Existing Utility Corridor
Residential Medium Density	Miccosukee Greenway
	MT Multi-use Trail
	MIC TR Existing Miccosukee Greenway Trail



## The proposed Planned Unit Development Concept Plan ***DOES NOT:***

- Exceed the allowable entitlements prescribed in the Critical Area Plan, which include:
  - Up to 1,454 Dwelling Units + 364 Dwelling Units (25% Density Bonus per Policy 2.1.14 in Tallahassee-Leon County Comprehensive Plan)
  - Up to 272,441 Gross Square Feet of Non-residential Use
- Exceed allowable minimum and maximum density and intensity standards for residential and non-residential land uses respectively, as set forth in the adopted Critical Area Plan
- Provide for a roadway corridor adjacent to the Miccosukee Greenway as presented in the adopted Critical Area Plan – Welaunee Toe Generalized Site Plan and the 2002 Toe and Heel – Data and Analysis Report - Toe Preliminary Concept Plan