

**MAP AMENDMENT #: PCM100101**

**APPLICANT: Tallahassee-Leon County Planning Department**

**TAX I.D. #: 21-14-20-441-0000 (1.62 ac) & 21-14-20-406-0000 (.30 ac) (± 1.92 ACRES)**

**CITY  X  COUNTY**

**CURRENT DESIGNATION: Urban Residential 2**

**REQUESTED DESIGNATION: Suburban**

**DATE: July 17, 2009**

**STAFF RECOMMENDATION: Staff recommends approval. (DT)**

**A. SUMMARY:**

This is a request to change the Future Land Use Map (FLUM) designation of two parcels from Urban Residential 2 to the Suburban land use category, while retaining their current PUD zoning. The parcels consist of 1.92 acres and are located at the northeast corner of the intersection of Sharer Road and Fulton Road.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

Staff recommends that this amendment be approved for the following reasons:

1. In 2007, the subject properties were erroneously placed in the Urban Residential 2 land use category during Comp Plan Reform. This designation was not an appropriate category. The properties are a part of the Fun Station PUD and proposed for office development. This use is inconsistent with the intent of Urban Residential 2, which allows a variety of housing types, but does not permit office and commercial development.
2. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, recreational and mixed housing densities. The request 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.

3. The proposed change will restore the development potential of the site under the former Mixed Use land use category and eliminate the inconsistency between the Future Land Use Map designation and the proposed use of the site under the PUD zoning.

**C. APPLICANT’S REASON FOR THE AMENDMENT:**

This map amendment has been initiated to correct a mapping error that occurred during the Comp Plan Reform project. Comp Plan Reform redesignated over 28,000 parcels from Mixed Use into new future land use categories. However, because of the magnitude of the project, some errors were made in assigning these new categories and the subject properties were affected. During Comp Plan Reform, the properties were changed from Mixed Use to Urban Residential 2, which was not an appropriate designation.

**D. STAFF ANALYSIS:**

*Location and Land Use*

The request site consists of two parcels under the same ownership. The parcels are located at the intersection of Fulton Road and Sharer Road. One parcel (21-14-20-441-0000) is undeveloped and the other (parcel 21-14-20-406-0000) has a single-family residence on it. Both parcels are a part of the Fun Station PUD development and are proposed for office use.

*Existing Adjacent Land Uses and Zoning*

The table below shows the future land use, zoning, and existing use of the site and the surrounding area:

<b>Location</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<i>SITE</i>	<i>Urban Residential 2</i>	<i>PUD</i>	<i>Undeveloped &amp; house</i>
NORTH	Urban Residential 2	R-3	House
EAST	Urban Residential 2	R-3	House
SOUTH	Activity Center	PUD	Fun Station
WEST	Suburban	R-3	House

### ***Current Future Land Use Map Designation: Urban Residential 2***

Land Use Policy 2.2.24 establishes the Urban Residential 2 land use category. The primary intent of this category is to encourage a wide range of housing densities to promote infill development and efficient use of infrastructure. The category may also serve as a transition between lower density residential land use categories and more intense development. Under this category townhouses, single-family detached, two-family, multiple-family dwellings, as well as community facilities related to residential uses are allowed, while office and commercial uses are not permitted.

### ***Proposed Future Land Use Map Designation: Suburban***

Land Use Policy 2.2.5 establishes the Suburban land use category. This land use category is intended 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. While mixed-use projects are encouraged, the category predominantly consists of single use projects that are interconnected whenever feasible. Because business activities are varied they may attract customers from throughout the community. Under the category, allowed uses include low and medium residential, office, commercial, cultural and recreational.

### ***Major Planning Issues Analysis***

The vicinity of the request site is comprised of several future land use categories, including Activity Center, Urban Residential and Suburban. The areas adjacent to the request site consist of metes and bounds parcels that have single-family homes on them. Included nearby are also multi-family units in the form of duplexes, townhouses and apartments. South of Fulton Road and east and west of Sharer Road, the area has developed as an activity center. In regard to density provided on the Future Land Use Map, since the Suburban and Urban Residential 2 categories have the same maximum density, the proposed map change would not result in increased density. Under Comp Plan Reform, the Suburban category was basically provided as a new name for Mixed Use since the permitted uses and the maximum density (20 units per acre) remained the same.

The subject properties were previously in the Mixed Use category and as a result of Comp Plan Reform were placed in Urban Residential 2. Comprehensive Plan Map Amendment 2006-2-M-010 implemented the future land use map recommendations identified in the Comp Plan Reform Report by the Planning Department and the consultant who worked on the project. The amendment eliminated the Mixed Use designation from the Future Land Use Map and replaced it with clearer categories to provide better guidance as to how the community would develop. These categories included Residential Preservation, Urban Residential 2, University Transition and Suburban. The amendment involved over 28, 000 parcels. However, because of the

size of the project, some errors were made in assigning new land use categories and the subject properties were inadvertently assigned to an inappropriate category.

Under Comp Plan Reform, residential areas not recommended for the Residential Preservation category were placed in the Urban Residential 2 land use category. In order to determine which category to place properties, several factors were considered, including existing uses, zoning, development patterns in the vicinity of parcels and the intent of the applicable future land use categories. Staff surmises that the request site was inadvertently assigned to Urban Residential 2 because it was near a mix of residential densities and consisted of an undeveloped parcel and a single-family residence. However, the designation was not appropriate because the subject properties were also part of the Fun Station PUD and were approved for office development. In addition, the property owner had certain development rights under the former Mixed Use category that were now unattainable under the new category. While the former Mixed Use category had allowed the uses, the redesignated Urban Residential 2 category did not allow them. The difference between Mixed Use and Urban Residential 2 is the prohibition of retail, office or light industrial uses. The Suburban category would have been an appropriate designation for the request site based on nearby development patterns and the approved use of the site. This placement would have also been consistent with the Suburban designation placed on properties west of the request site.

**E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features: The request site is located in the Lake Jackson drainage basin. The request site has several environmental features including a mature successional forest, with trees that fall under the Critical Protection Zone and some significant and severe slopes.
2. Water/Sewer: City water and sewer is available.
3. Transportation:

Roadway(s): Sharer Road/Fulton Road/Allen Road/North Monroe Street/  
Meridian Road/Henderson Road/ John Knox Road

Functional Classification &

Adopted Level of Service:	Sharer Road – Minor Collector	D
	Fulton Road – Local Street	D
	Allen Road – Major Collector	D
	Monroe Street- Principle Arterial	D
	Meridian Road – Minor Arterial	D
	Henderson Road – Minor Collector	D
	John Knox Road – Major Collector	D

Available Capacity: There is no available capacity on North Monroe Street at the Interstate 10 to Northwood Mall segment and on Meridian Road, from Tharpe to Bradford Road. There is capacity on the remaining roadways near the request site.

5- Capital Improvement Program Projects: None

Bicycle/Pedestrian Facilities Availability: All the roadways listed above have sidewalks.

Transit Availability: Transit facilities are available along the roadways near to the site, including Sharer Road and Fulton Road. Star Metro routes 6 and 19 provide transit service in the area.

#### *Transportation Analysis and Conclusion*

Development of the request site will generate greater traffic volumes compared to the current use of the request site. The proposed use of the site is expected to generate 163 vehicle trips during the evening peak hour with 28 trips entering and 135 trips exiting. There is capacity on the majority of the roadways surrounding the request site, including the two roads adjacent to the site, Sharer and Fulton. However, the availability of transit and sidewalks in the area could lessen the demand for automobile use in the area.

4. Schools: The request site is approved for office development under the Fun Station PUD. Thus, the area schools capacity should not be impacted. Nonetheless, the subject properties are in Sealey Elementary, Raa Middle and Leon High School zones and capacity is available at each of these schools.
5. Optional Sustainable Development Survey

The amendment application forms include an optional sustainable development survey that allowed the applicant to provide information about the proximity of services to the site under review. Staff did not complete this survey, but would like to provide the following statement concerning this matter. The request site is centrally located in the City and is serviced by all the essential urban services. The site has access to water and sewer, sidewalks, transit, parks, cultural and recreational facilities, and schools. The close proximity of all the uses help promote energy efficient land use patterns and green house gas reduction strategies.

#### **F. VESTED / EXEMPT STATUS:**

The subject properties do not have any vesting or exempt status.

**G. CONCLUSION:**

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

1. The proposed change to the Suburban land use category would be consistent with the Comprehensive Plan. The Suburban category is consistent with the approved use of the request site and with the mix of land use patterns in the vicinity of the site. The proposed Suburban designation would allow various residential types (4-20 dwelling units per acre) as well as commercial uses.
2. The request site was erroneously placed in the Urban Residential 2 land use category as part of Comp Plan Reform. The site is included in the Fun Station PUD and do not meet the intent of the Urban Residential 2 category. The site is approved under the PUD for office development. While the Urban Residential 2 category allows a variety of residential types (4-20 dwelling units per acre), it does not permit commercial and office uses.
3. The proposed change will restore the development potential provided to site under the former Mixed Use land use category and the current PUD zoning.

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

**H. PHOTOS OF AMENDMENT SITE ON FOLLOWING PAGES**

Photo 1: Across Fulton Road, facing north. Photo taken July 2009.



Photo 2: Across Sharer Road, facing east. Photo taken July 2009.



Photo 3. Across Sharer Road (intersection of Fulton Rd./Sharer Rd.), facing south. Photo taken July 2009.



Photo 4: Across Sharer Road, facing east. Photo taken July 2009.

