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MEMORANDUM

TO: Scott Brockmeier, Leon County Development Services
FROM: Susan Denny, Senior Planner
THROUGH: Russell Snyder, Land Use Planning Division Administrator
DATE: March 4, 2014
SUBJECT: Crump Road Gas Station and Convenience Store (LSP 140004); March 5, 2014 ARM Meeting

APPLICANT: Glen Brown
AGENT: Alday-Howell Engineering
PARCEL ID: 12-04-20-018-0000
FUTURE LAND USE: Rural
ZONING: Rural (R)

Findings:

- 1) The proposed project is a 2,904 sq. ft. convenience store with ten fueling stations and a car wash on two acres. The project is located approximately 320 feet north of the northeast intersection of Crump Road and Miccosukee Road.
- 2) The subject site is not located within the Urban Services Area (USA). Therefore, it is not subject to Tallahassee-Comprehensive Plan Utility Policy 1.2.3 [L], which limits the size of septic tanks for commercial development.
- 3) The proposed use complies with the Rural Future Land Use Category in the Tallahassee-Leon County Comprehensive Plan (Land Use Policy 2.2.1 [L]).
- 4) Comprehensive Plan Land Use Policy 3.1.1 [L] states: "Commercial development shall occur only in locations that are appropriate to its service and trade area and that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. Commercial sites are determined through the use of site location standards contained within policy 3.1.2. The intensity of the commercial use is dependent upon the land use category which the potential site is in and the functional roadway classification of the immediate adjacent roads. Individual road classifications are depicted on the functional roadway classification map found within the Transportation Element."
- 5) The access to the proposed project appears to be within 330 feet of the intersection of Crump Road, a major collector roadway, and Miccosukee Road, a minor arterial roadway, which meets the locational standards of Policy 3.1.2 [L] for minor commercial, as required by Policy 2.2.1 [L].

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6) Comprehensive Plan Policy 3.1.1(1) (a) [L]requires that minor commercial development “Provide for sale of convenience goods and services to immediate residential area.” Also, Comprehensive Plan Policy 3.1.1(1) (c) [L] states that a minor commercial trade area is “generally within one mile and not considered as an attractor.” The applicant has not demonstrated that the proposed trade area meets these standards.

7) Comprehensive Plan Policy 3.1.1(1) (d) [L]states that a minor commercial site area must be two acres or less. The existing parcel for this project is 6.68 acres. The applicant has agreed to subdivide the parcel so that the proposed project is on a two-acre site.

8) Neighborhood commercial development is a more intense commercial classification than Minor Commercial and is not allowed within the Rural future land use category. Comprehensive Plan Policy 3.1.1(2)(a) provides that the major function of neighborhood commercial development is to “Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one of more neighborhoods.” Also, Comprehensive Plan Policy 3.1.1(2)(d) establishes the primary trade area of a neighborhood commercial development is a one to three mile radius.

Recommendation:

The Planning Department requests a continuation of the site plan because a finding as to consistency with the Comprehensive Plan for this project cannot be made without additional information. Specifically, the applicant shall provide an analysis of the project’s trade area, with emphasis on its projected market radius, to ensure that the development meets the criteria for minor commercial development standards established in Comprehensive Plan Policy 3.1.1(1)(a) and (c) and that it does not meet the threshold for neighborhood commercial development established in Comprehensive Plan Policy 3.1.1(2)(a) and (d).