



# MEMORANDUM



"People Focused. Performance Driven"

**TO:** Scott Brockmeier, Leon County Development Services  
**FROM:** Susan Denny, Senior Planner  
**THROUGH:** Russell Snyder, Land Use Planning Division Administrator  
**DATE:** April 1, 2014  
**SUBJECT:** Crump Road Gas Station and Convenience Store (LSP 140004); April 3, 2014 ARM Meeting

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**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 eight fueling stations on two acres. The project is located approximately 320 feet north of the northeast intersection of Crump Road and Miccosukee Road. A car wash was initially proposed but has been removed from the application.
- 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."

Comprehensive Plan Land Use Policy 3.1.2(1) (a) [L] requires that minor commercial development "Provide for sale of convenience goods and services to immediate residential area." Also, Comprehensive Plan Policy 3.1.2(1) (c) [L] states that a minor commercial trade area is "generally within one mile and not considered as an attractor." The applicant has submitted documentation asserting that the customers of the service station will generally be drawn from existing uses located within one mile of the site, including existing residential, existing traffic on the arterial and collector roadways adjacent to the project, and the existing passive recreational facility that will contribute to the customer base of the proposed facility.

Neither the Comprehensive Plan nor the LDC provide specific, objective standards for the exact amount of fueling positions in a rural gas station/convenience store. However, the Planning Department has done a field review of service stations outside of the Urban Service Area (USA) in Leon County (see attached). This research indicates that there are no service stations in the rural district with more than six fueling positions. Therefore, it is recommended that the project be reduced in scale to be consistent with the existing similar development.

5) Comprehensive Plan Policy 3.1.2(1) (f) [L]requires that minor commercial development (1) be “aesthetically compatible with adjacent uses”; (2) provide “adequate buffering, screening landscaping and architectural treatment if integrated into neighborhood;” and (3) provide sufficient properly designed parking that provides safe internal traffic circulations. The proposed site plan includes the lighting and architectural features requested by the Leon County Development Services and Environmental Management Department. These improvements will meet the requirements of 3.1.2(f)[L], with the exception of (1) providing adequate buffers, and (2) providing safe internal circulation. These deficiencies will be addressed via conditions of approval #2 and #3, below.

6) An access to the proposed project is with 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].

7) Comprehensive Plan Policy 3.1.2(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, as required by condition #4, below.

8) If conditions of approval #1, #2, #3 and #4, below are satisfactorily met, the proposed project will be consistent with the Tallahassee-Leon County Comprehensive Plan.

**Recommendation:**

The Planning Department recommends approval of the proposed site plan with the following conditions:

1. The proposed fueling positions shall be reduced to be consistent with the scale of existing similar rural gas station/convenience stores.
2. The buffers shall comply with the Leon County Land Development Code.
3. The loading space and parking areas shall be re-designed to provide safe internal circulation, consistent with the requirements of the Leon County Public Works Department requirements.
4. The 2.0 acre subject parcel shall be subdivided from the 6.68 parent parcel prior to any development.