



Project Narrative

Project Mango

May 12, 2021

The project site includes five (5) parcels located on the north side of Mahan Drive between I-10 and Thornton Road. The closest intersection is Mahan Drive and Vineland Drive. The applicant is proposing a Mixed Retail Goods Fulfillment Center, approximately 634,812 SF in size with associated improvements to the site including proposed right-of-way (Vineland Extension North) with access to Mahan Drive and Thornton Road, parking, landscape and new stormwater/drainage ponds. The site plan reflects the preservation of the existing wetland and floodway.

Much of the site is undeveloped or developed as single-family residential with three existing single-family structures, a private roadway, and stormwater improvements. The five (5) parcels total 170.36 acres according to the property appraiser's website, however the project site area for the proposed use encompasses 110.28 acres. The parcels are within the urban services area (USA) and are thereby subject to the City-County Water and Sewer Agreement.

A Permitted Use Verification (PUV) Certificate was issued for this project as conditional (VC2000231).

Future Land Use and Zoning

The subject parcels (5 parcels) are within the High-Intensity Urban Activity Center (AC) zoning district and are designated High-Intensity Urban Activity Center on the Future Land Use Map of the Tallahassee-Leon County Comprehensive Plan (Policy 2.2.9, Land Use Element). A small portion of Parcel ID# 1218202120000 has a designation of Mahan Gateway Node (Policy 2.2.22, Land Use Element).

Comprehensive Plan Policy 1.1.12

The project must be determined consistent with the applicable objectives, goals, and policies of the Comprehensive Plan. Most notably, the subject parcel is part of a group of parcels noted in Policy 1.1.12 of the Comprehensive Plan as the "I-10 and Mahan US 90 DRI Exemption Area." As a parcel within a designated statutory USA, proposed development within the parcel is exempt from the development-of-regional impact process pursuant to Section 380.06(29)(c)3, Florida Statutes. As part of this exemption, any future development on the subject parcels shall, in addition to applicable Comprehensive Plan policies, address the following objectives:

- a) Provide opportunities for a "main street" component that allows on street parking,

The site plan and landscape plan have been designed to incorporate several "main street" elements. Elements such as pedestrian scaled amenities and landscape have been proposed to further implement the "main street" sense of place within the Activity Center. Outdoor seating and pedestrian scale features have been added on the front of the building facing the main access points to the site. Special attention

has been paid to the landscape along the two main access driveways leading up from the new spine road north into the site. A street tree plan has been provided to accommodate street trees within the new spine road right of way. On-street parking cannot be accommodated with this particular request due to safety and liability concerns with the end user.

- b) Provide landscaping, buffering and screening or any of the three options for aesthetic enhancements if building facades are not oriented towards Thornton Road and Mahan Drive (US 90),

The subject project area does not front on Mahan Drive. However, a 20-foot pedestrian scale landscape buffer has been proposed along the new spine road street frontage of the subject parcel including a sidewalk for pedestrian connection. Landscape focal points have been provided at the Mahan Drive entrance onto Brickell Drive. An incompatible 30-ft landscape buffer has been provided along the west and northwest boundary of the project area, along Thornton Road.

- c) Incorporate storm water management facilities and natural features as amenities into the project's overall design concept,

Storm water management facilities have been incorporated into the site plan and designed to appear to be natural features. The existing natural areas within the floodplain and floodway have been preserved on the east side of the site. Additional natural areas in the upland areas of the site have been preserved along the perimeters of the site. Onsite bioretention (i.e. bioswales) areas are proposed within the parking lots running north to south in between the rows of parking to provide for additional stormwater areas and opportunities for landscape.

- c) Incorporate a consistent design theme for freestanding signage throughout the property,

A master sign plan has been provided as part of the architecture set addressing a consistent design for freestanding signage throughout the property. These signs are specific to the end-user. Any future signs will need to be consistent with the master sign plan submitted herein.

- d) Coordination of appropriate location for mass transit stops and pedestrian connections to development on the property at the time of development,

StarMetro does not currently serve this part of the County along Mahan Drive, however a future transit stop has been proposed on the site plan. Pedestrian connections have been proposed along the new spine road beginning at Mahan and Thornton and extending north and east into the subject project area. Sidewalks have been incorporated through out the project site area from the parking areas to the building, specifically to the pedestrian entrances to the building. Bicycle parking has also been provided at the facility.

- f) Buildings will incorporate architectural features and patterns that provide visual interest such as building facades that are not uniform in mass or scale and height and

pedestrian scale facade treatments such as canopies, overhangs, arcades, gabled entryways, and porticos.

The proposed building has been designed to incorporate architectural features and patterns that provide visual interest including building facades that are not uniform in mass or scale and height and pedestrian scale facade treatments such as canopies, overhangs, arcades, and porticos. The applicant and architect has been meeting with the Tallahassee-Leon County Planning Department's Design Works Studio to help explore concepts and ideas for the site layout and design prior to filing applications with Leon County.

Surrounding Uses

The project area is bordered to the south by vacant property under the same ownership as the subject parcel, known as Parcels A, B, 2, 3 and 4. Parcel 2 and 3 are also within the Activity Center and are planned to be developed with commercial uses. Parcel A is currently under review (LSP200032) for a Tractor Supply store of 19,097 SF. Parcel 4 is within the Activity Center however is encumbered by natural area with the exception of a small developable upland area on the east side of the parcel.

The project area is bordered to the east by property outside of the Activity Center, although under the same ownership as the subject parcel. The parcel use is commercial and houses and an auto museum. The project area is bordered to the west and northwest by existing single-family homes outside of the Activity Center. The project area is bordered to the north by Interstate 10.

Access

Collectively, the parcels have access to both Mahan Drive, an FDOT maintained principal arterial roadway and Thornton Road, a Leon County maintained major collector roadway. Access to the site is proposed via a private drive known as Brickell Drive on the east side of the site, the extension of a public roadway Vineland Drive to the north, and from existing Thornton Drive to the west.

The applicant is proposing additional driveway connections along the new Vineland extension and is required to request a variance from the spacing requirements. This request has been included concurrent with the site plan application.

Concurrency

The proposed fulfillment center requires the submittal of a "Large Project Application for Concurrency Determination", as it generates greater than 100 PM Peak Hour Trips. The concurrency application has been accompanied by a Traffic Impact Analysis (traffic study). The traffic study includes information on the fulfillment center proposed usage and activity including the extent of public access to the facility, the type and volume of anticipated traffic, and generally supports the design and configuration of the proposed ROW (Vineland extension). The applicant has submitted the traffic study prior to site plan review and has been working with Public Works and the Development Services Concurrency Management Planner.

Environmental Management

The property is located within the I-10 watershed within the Lake Lafayette Drainage Basin, which is not a closed basin. Portions of the project contain both Flood plains and a Floodway. A Natural Features Inventory (NFI with floodplain) and Base Flood Elevation(s) as determined by a professional engineer were submitted to determine the presence and location of environmental constraints and was approved on April 23, 2021.

All preservation and conservation features have been identified on the site plan and will ultimately be placed in a Conservation Easement being submitted under separate cover.

An Environmental Management Permit Standard Form has been submitted concurrently with this site plan application. The minimum natural area requirements of Section 10-4.345 of the LDC have been observed and the wetlands, floodplain and floodway area have been utilized to meet this development standard.

Comprehensive Plan Policy 1.1.12 requires that the overall design concept incorporate stormwater management facilities (SWMFs) and natural features as amenities. The proposed SWMFs have been designed to imitate "natural" pond characteristics, including curved geometrics, gently sloping edges, landscaping and paving materials, and have been placed to be focal design amenities.

Refuse

A refuse collection area has been identified on the concept plan including a compactor. The area has been screened physically by the principal structure as well as vegetation. The site circulation plan addresses the means of refuse collection and how garbage trucks will access the proposed compactor(s).

Pedestrian Connectivity

The future extension of Vineland will have sidewalks on both sides of the street. Street trees have been designed adjacent to sidewalks for shading and completing the main street concept. Safe and efficient sidewalk linkages have been provided between building entrances and parking areas and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code has been provided to connect buildings to parking areas and adjacent rights-of-way.

Landscape Buffers

The west and north project boundaries will be buffered with a Type "C", 30-foot buffer including the boundary adjacent to Interstate 10 to screen the parking areas and loading zones from view. A Type "C" buffer has also been provided adjacent to Parcels 3 and 4. A 20-foot landscape buffer has been provided along the new public spine road. The use and augmentation of existing native vegetation in buffer zones has been proposed, with natural areas remaining in several locations along the buffer areas.

Parking

A parking standards request has been submitted concurrent with this request including a parking study based on data collected from the end user and other similar facilities. The parking study

takes into consideration peak seasonal employment, and the requirements of Comprehensive Plan Policy 1.1.12 regarding the need for pedestrian connections and a main street feel for the development.

The number, design, and location of ADA parking spaces have been proposed consistent with the requirements of applicable Florida Statutes.

Boundary Settlement

The proposed reconfiguration of the existing five (5) lots will require a Boundary Settlement application that will be submitted under separate cover. The property will not be platted.