



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, June 8, 2023, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. Regular Meeting Minutes - May 11, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action** - Design Review Commission approval of a Sign Plan for the Lakeland Town Center PD Shell Station.
 - 2. **Action** - Municipal Planning / Design Review Commission approval of a Starbucks Site Plan.
 - 3. **Discussion and Possible Action** - update on the proposed Lakeland PULSE Land Use Plan. (Draft)
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, MAY 11, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

- I. CALL TO ORDER:** The meeting was called to order at 5:30 PM by Chairman Wyatt Bunker.

For the record: The pledge to the flag was led by Chairman Bunker.

II. ROLL CALL BY ACTING RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
(C) Wyatt Bunker	Present

Others present:

Michael Walker, City Manager
Paul Luker, Planning Director
Alex Barthol, City Planner

For the record: Vice-Mayor Wesley Wright was present in the audience.

III. APPROVAL OF MEETING MINUTES:

Mr. Henry moved to approve the regular meeting of April 13, 2023, as written, seconded by Commissioner Atkinson.

Motion carried, voice vote, 7 in favor 0 against.

IV. PUBLIC DISCUSSION:

Public comments were deferred to the time of the agenda item.

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

1. Ashmont PD Land Disturbance Permit.

Commissioner Atkinson moved to bring this item to the floor, seconded by Mr. Henry.

Discussion ensued.

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MAY 11, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

Comments were heard from the following:

Vince Smith – Ashmont PD (*The applicant*)

Cory Brady – Integrated Land Solutions (*Present in audience*)

When the question was called the land disturbance permit for Ashmont PD was approved as presented, voice vote, 7 in favor 0 against.

2. Chapel Lakes PD Sketch Plan.

For the record: No formal motion was required to bring this item to the floor.

Planning Director Paul Luker introduced this item.

Discussion ensued.

Comments were heard from the following:

David Bray – The Bray Firm (*Representing the Applicant*)

Ronnie Faulkner – Valleybrook Development, LLC

Nathan Elser – 10000 block of Mount McKenzie Rd

Bryan Shelangoski – 4000 block of Lakeland Trace

Tracy Davis – 10000 block of Mount McKenzie Rd

Matthew Barbee – 10000 block of Mount McKenzie Rd

Bob Machinski – 10000 block of Mount McKenzie Rd

Jeff Wingo – 10000 block of Mount McKenzie Rd

Erica Lamar – 10000 block of Mount McKenzie Rd

George Munchow – 10000 block of US Highway 70

Michael Chandra – 4000 block of Coltwood Dr

The discussion included the need for a buffer between the subdivision, property value, sloping, elevation changes, water runoff, impact on the school system, increased traffic, keeping everyone informed, and emergency vehicle access.

For the record: This item was discussed with no action taken.

VIII. ANNOUNCEMENTS:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MAY 11, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

IX. ADJOURNMENT:

Mr. Rowland moved to adjourn the meeting, seconded by Mr. Henry.

The meeting was adjourned at 7:04 p.m. without objections.

Amber Hitchcock, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on June 08, 2023.

Meeting Date: Thursday, June 8, 2023

Project: Lakeland Town Center Shell Station - Signage Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9833 Highway 70

Parcel ID: L0150 00553

Zoning District: AG: Agriculture (Planned Development Overlay)

Site Area: 1.67 acres

Applicant: Tina Adams

Representative: Tina Adams (Shady Vent Construction, LLC)

STAFF RECOMMENDATION

City Staff recommends approval of the Lakeland Town Center Shell Station Sign Plan as submitted.

BACKGROUND:

The Preliminary Site Plan Application for Lot 7 of the Lakeland Town Center was approved at the 2/24/21 MPC Meeting.

DISCUSSION:

The applicant is seeking approval of a canopy and principal ground sign for Lakeland Town Center Shell Station at 9833 Highway 70. The proposed canopy sign area will be 7.8 square feet and will not be illuminated. The proposed principal ground sign area will be thirty-two square feet and will be internally illuminated with LEDs with LED changeable copy for fuel prices. The ground sign will also be surrounded by the required landscaping.

ANALYSIS:

Upon review by staff, the application is in compliance with the City of Lakeland Sign Ordinance. City Staff recommends approval of the application as submitted.

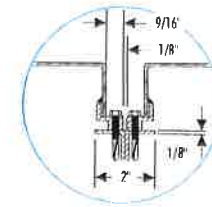
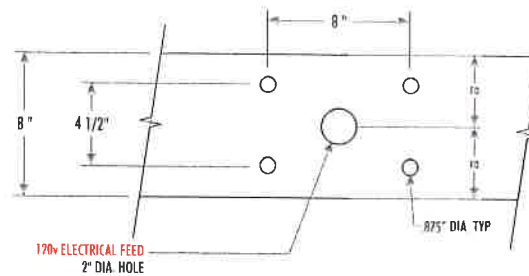
EXAMPLE MOTIONS

1. Motion to approve the Lakeland Town Center Shell Station sign plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Lakeland Town Center Shell Station sign plan without conditions.
3. Motion to deny the Lakeland Town Center Shell Station sign plan application:
 - a. Reason for denial



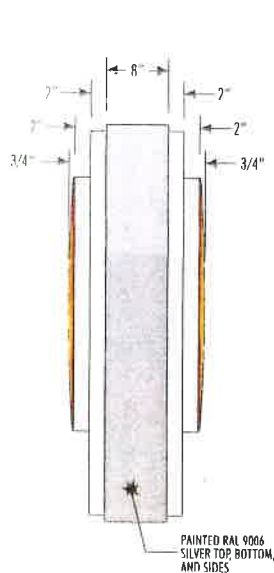
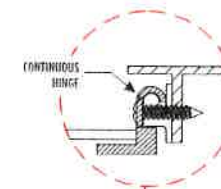
PRODUCT COPY:
RED TRANSLUCENT COPY ON WHITE OPAQUE BACKGROUND

3" **Regular**

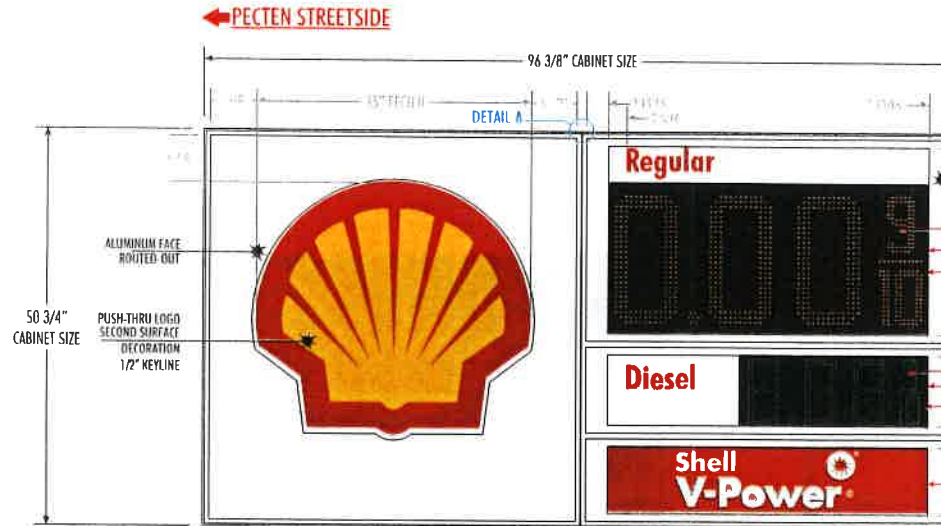


DETAIL A

ATTACHMENT DETAIL



SIDE VIEW



SIDE A

FRONT VIEW

ALUMINUM FACE
ROUTED-OUT

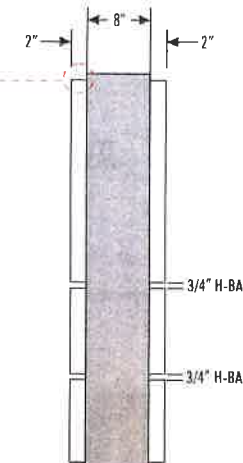
ROUTED-OUT WINDOW
10" RED ARLE MULTI SEG LED
WINDOW SIZE: 23 13/16" X 41 1/8"
LEAD: 0.18" X 0.31"

FIRST SURFACE DECORATION

ROUTED-OUT WINDOW
8" GREEN ARLE MULTI SEG LED
WINDOW SIZE: 9" X 41 1/8"
LEAD: 0.18" X 0.31"

FIRST SURFACE DECORATION

ROUTED-OUT WINDOW
WINDOW SIZE: 8 3/4" X 41 1/8"
SECOND SURFACE DECORATION



SIDE VIEW

TO BE MANUFACTURED WITH **MULTI LEDS - 1SHAAT16R108G1-MSDS**



REVISION HISTORY

REV	DATE	DESCRIPTION	BY	CHKD
A	03/31/23	INITIAL DRAWING RELEASE	A.M.	AC/MS

PARTS LIST

ITEM	DESCRIPTION	QUANTITY
A	FMS 4854	1
B	FMS 114C	1
C	SHELL WHITE	1
D	BLOCKOUT	1
E	DIGITAL PRINT	1

SCALE = 1:16

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

1. FINISHES (UNLESS NOTED):
- GRAPHICS: 1/8" x 1/8" x 1/8" x 1/8"
- FABRIC: 1/8" x 1/8" x 1/8" x 1/8"
2. ALL FINISHES SHALL BE PROTECTED BY A 1/8" x 1/8" x 1/8" x 1/8" FINISH.
3. ALL FINISHES SHALL BE PROTECTED BY A 1/8" x 1/8" x 1/8" x 1/8" FINISH.
4. NO DEFORMATION OF MATERIAL (PROTECTOR VENTILATION).
5. ALL ELECTRICAL SIGNS TO COMPLY WITH IEC 60335-1.

4' x 8' APPROX.
ILLUMINATED DOUBLE FACE
CENTER POLE SIGN

DATE	BY	CHKD	APP'D
03/31/23	JOHNNIE C.	J.M. SARKIS	

HWY 70 AND SEED TICK RD

375R37 03/31/2023

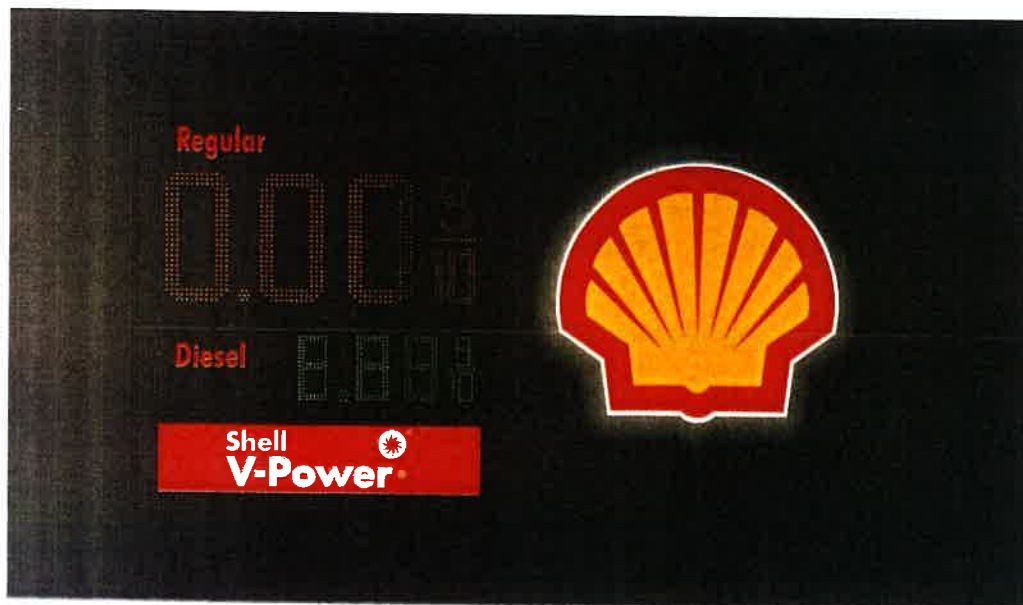
SSR2LED48-085 A 1 OF 1

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliance must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE

DATE

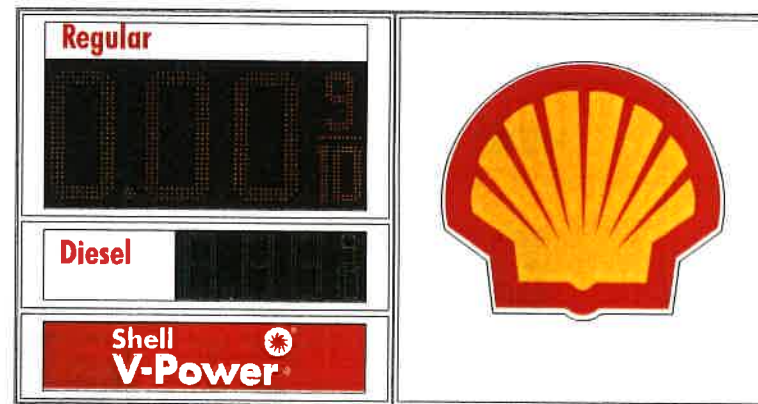
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.



NIGHT ILLUMINATION VIEW

SIDE B

PECTEN STREETSIDE →



OPPOSITE FRONT VIEW

Drawn by:	JOAQUIN C.	Checked by:	J.M. SANCHEZ
Project:	SHELL		
Location:	HWY 70 AND SEED TACK RD		
Sheet:	375837	Date:	03/31/2012
Revision:	SSRZLED48-085	Rev:	A
		Page:	2 OF 2



2.2.3 ALTERNATIVE PECTEN PANEL SIZES

ALTERNATIVE PECTEN PANEL SIZES

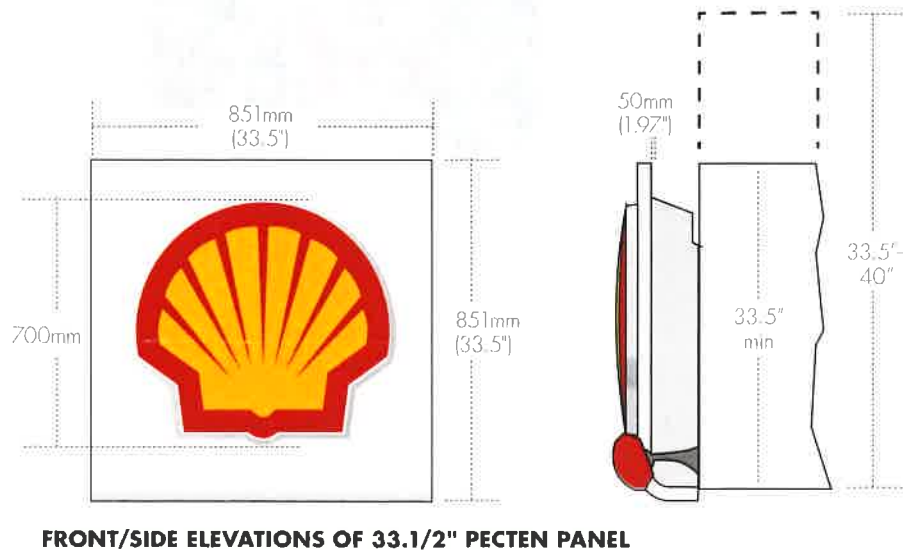
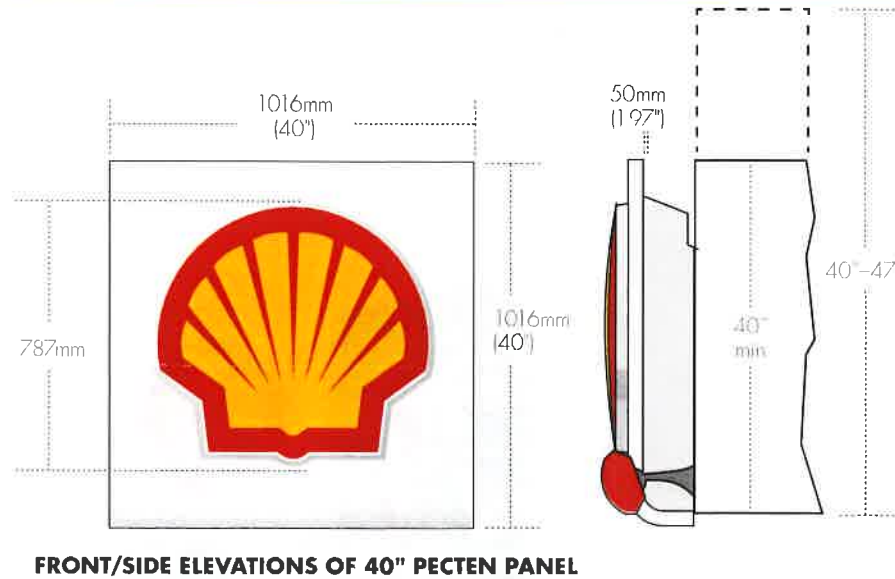
The 48" canopy Pecten panel should always be used as standard.

However, at locations where zoning and/or building codes do not allow the canopy Pecten panels to extend above the top of the canopy fascia, a smaller Pecten panel may need to be used.

In order to avoid numerous custom sizes, two alternative sizes, 33 1/2" and 40", were developed to cover a range of canopy fascia heights in the network.

NOTE:

These alternate height Pectens are authorized only where there is documented zoning or planning restrictions.



Meeting Date: Thursday, June 8, 2022

Project: Starbucks - Site Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9014 Highway 64

Parcel ID: L0159 00408

Zoning District: C-2 (Regional Commercial District)

Site Area: 6.925 acres

Applicant: Katie Getz

Representative: MJM Architects

STAFF RECOMMENDATION

City Staff recommends approval of the application as submitted.

BACKGROUND:

The subject property is located at 9014 Highway 64 in an outparcel in the southwest corner of the Country Bridge Shopping Center. The subject site was originally approved at the December 17, 2015 MPC Meeting.

DISCUSSION

The applicant is seeking approval of a site plan application for the exterior site work for the Starbucks located at 9014 Highway 64. The proposed site work will change the parking lot layout to accommodate more queuing in the drive-thru lane and will channel traffic flow through the southern entrance of the site.

LANDSCAPING:

Landscaping is proposed in the new parking lot islands and is required to be irrigated per the City of Lakeland Land Development Regulations.

SIGNAGE:

No new signage is proposed with this application.

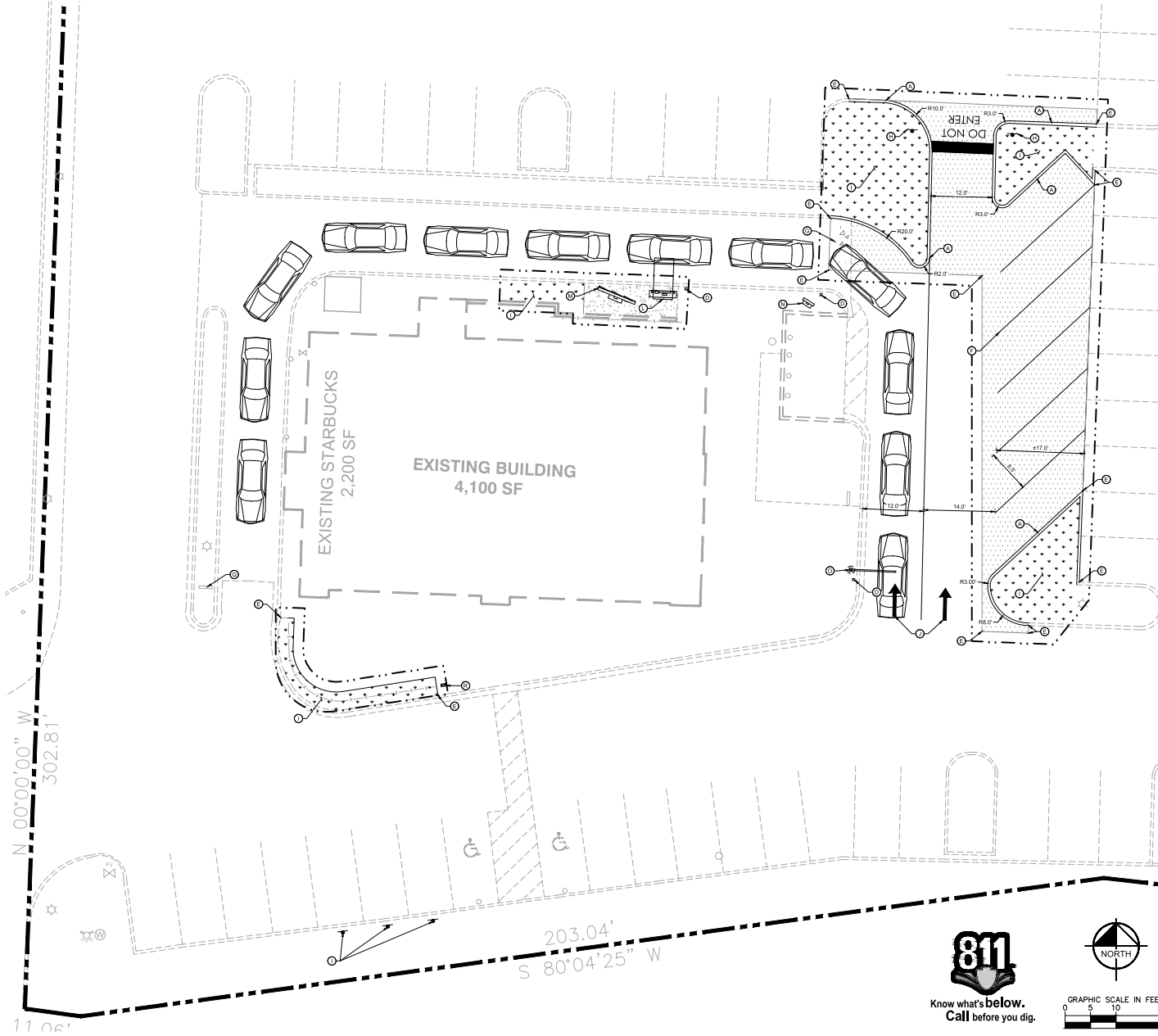
EXAMPLE MOTIONS

1. Motion to approve the Starbucks site plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Starbucks site plan without conditions.
3. Motion to deny the Starbucks site plan application:
 - a. Reason for denial

Proposed

K:\ITWC (DEV\starbucks)\1222_remo_program\20251-lakeland_in-lakeland 64 & fletcher\3 Design\CAD\plansheets\C4-SITE PLAN.dwg April 04, 2023 - 9:55am

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and date for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	LIMITS OF CONSTRUCTION
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
	CONCRETE SIDEWALK SEE DETAILS FOR SECTION

BUILDING DATA

TOTAL BUILDING AREA	4,100 SF
PERCENT OF TOTAL PROPERTY AREA	10.70%

PARKING SUMMARY

REQUIRED PARKING	5 SPACES/EMPLOYEE ON LARGEST SHIFT + 25 SPACES/SEAT + 20 SPACES
TOTAL PROPOSED PARKING	LOSS OF 2 STALLS TOTAL

PROPERTY SUMMARY

TOTAL PROPERTY AREA	0.88 AC / 38,333 SF
DISTURBED AREA	0.10 AC / 4,415 SF

SITE DATA

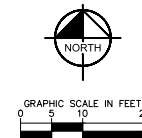
EXISTING ZONING	C-2: GENERAL BUSINESS
BUILDING SETBACKS	FRONT = 10' SIDE = 7.5' REAR = 7.5'

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 8.5 FEET IN WIDTH AND 17 FEET IN LENGTH UNLESS OTHERWISE INDICATED.
- MONUMENT SIGNS ARE DETAILLED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

- (A) 6" DETACHED CONCRETE CURB, SEE DETAIL
- (B) TRANSITION CURB, SEE DETAIL
- (C) FLAT CURB
- (D) 6" BOLLARD, SEE ARCH PLANS FOR MORE DETAILS
- (E) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (F) 45° PARKING STRIPING
- (G) CONCRETE PAD
- (H) "DO NOT ENTER" SIGNAGE
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) PROPOSED DIRECTIONAL PAVEMENT MARKINGS
- (K) NOT USED
- (L) NEW DIGITAL ORDER SCREEN AND CONTROL BOX, SEE ARCH PLANS FOR MORE DETAILS
- (M) NEW 5-PANEL MENU BOARD W/ BOLLARD, SEE ARCH PLANS FOR MORE DETAILS
- (N) NEW PRE-MENU BOARD W/ BOLLARD, SEE ARCH PLANS FOR MORE DETAILS
- (O) NEW CLEARANCE BAR W/ BOLLARD, SEE ARCH PLANS FOR MORE DETAILS
- (P) MOBILE ORDER PICK-UP PARKING SIGNS
- (Q) DIRECTIONAL "THANK YOU/EXIT ONLY" SIGN (EXISTING FOUNDATION TO BE USED)
- (R) NEW BIKE RACK



PRELIMINARY - NOT FOR CONSTRUCTION

STARBUCKS #26251-LAKELAND 64 & FLETCHER

PREPARED FOR
STARBUCKS

SHEET NUMBER
C400

SITE DIMENSION
PLAN



Kimley-Horn
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707 ELBERT STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-464-4197
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



Municipal Planning and Design Review Commission

Meeting Date: Thursday, June 8, 2023

Project: Lakeland P.U.L.S.E Draft Land Use Plan

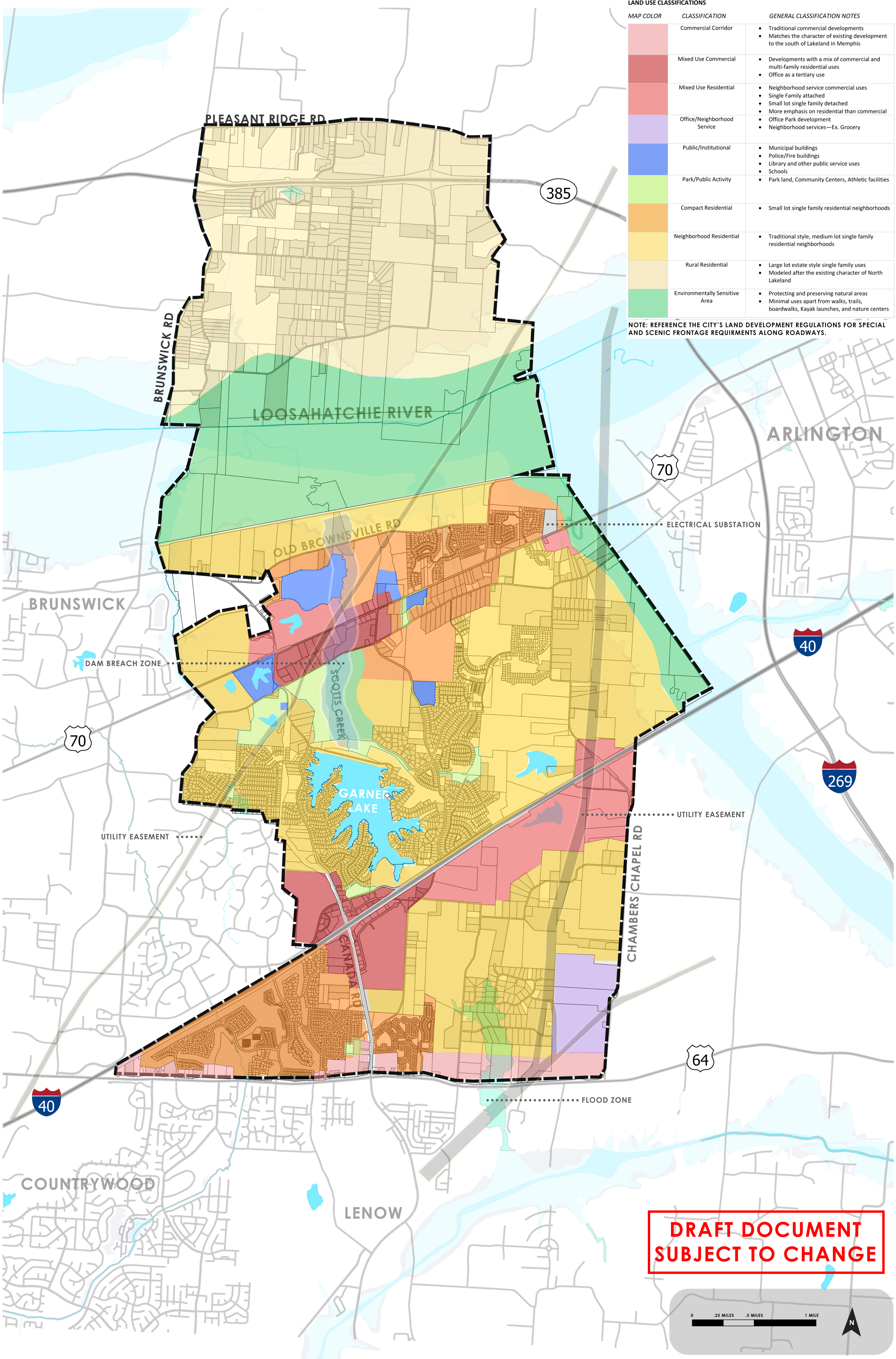
Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

“Lakeland P.U.L.S.E” is the City’s updated comprehensive plan. The title is an acronym that stands for “Preserve, Unify, Live, Strategize, Educate.” The “Land Use Plan” is a primary component of the comprehensive plan. The consultant team, led by Kimley-Horn, is providing a draft plan for the Municipal Planning Commission’s (MPC) review and comment. The draft was developed based on previous plans, projected growth patterns, along with input from citizens, landowners, and developers.

The land use plan provides guidance for future land use, transportation, and utility infrastructure decisions, as well as proposed locations for parks and amenities. The plan will be a companion to the updated “Transportation Plan” and the recently updated “Comprehensive Parks and Recreation Master Plan.” More information about the plan’s components and process can be accessed via the following link: <https://city-of-lakeland-kimley-horn.hub.arcgis.com/>

The planning process began in May of 2022 and is on schedule to be completed in late summer or early fall. Once the process is completed the plan will be submitted to the MPC for adoption.



LAND USE CLASSIFICATIONS

MAP COLOR	CLASSIFICATION	GENERAL CLASSIFICATION NOTES
	Commercial Corridor	- Traditional commercial developments - Matches the character of existing development to the south of Lakeland in Memphis
	Mixed Use Commercial	- Developments with a mix of commercial and multi-family residential uses - Office as a tertiary use
	Mixed Use Residential	- Neighborhood service commercial uses - Single Family attached - Small lot single family detached - More emphasis on residential than commercial - Office Park development - Neighborhood services—Ex. Grocery
	Office/Neighborhood Service	
	Public/Institutional	- Municipal buildings - Police/Fire buildings - Library and other public service uses - Schools - Park land, Community Centers, Athletic facilities
	Park/Public Activity	
	Compact Residential	Small lot single family residential neighborhoods
	Neighborhood Residential	Traditional style, medium lot single family residential neighborhoods
	Rural Residential	- Large lot estate style single family uses - Modeled after the existing character of North Lakeland
	Environmentally Sensitive Area	- Protecting and preserving natural areas - Minimal uses apart from walks, trails, boardwalks, Kayak launches, and nature centers

NOTE: REFERENCE THE CITY'S LAND DEVELOPMENT REGULATIONS FOR SPECIAL AND SCENIC FRONTAGE REQUIREMENTS ALONG ROADWAYS.

DRAFT DOCUMENT
SUBJECT TO CHANGE



MIXED-USE COMMERCIAL

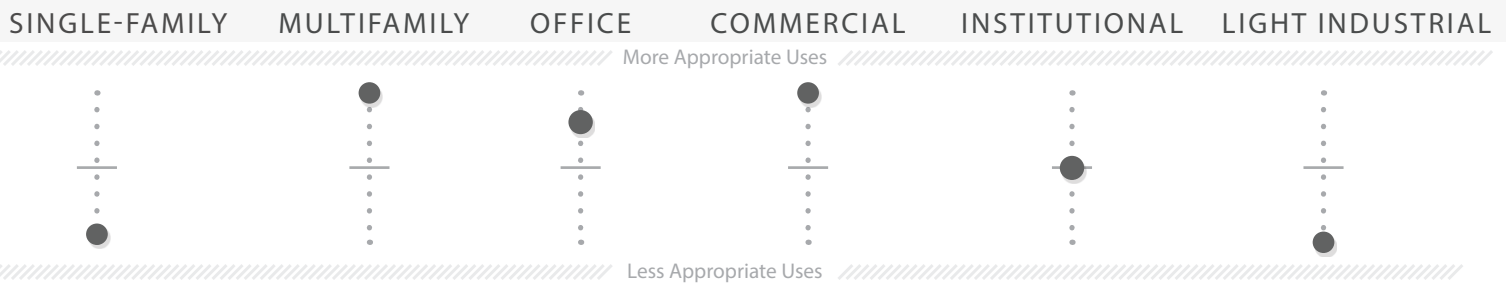
DESCRIPTION

The proposed Mixed-Use Commercial land uses are located along both I-40 and Highway 70. The goal of this designation is to create central, commercial uses that serve the surrounding neighborhoods. These developments should be appropriately scaled as to complement surrounding uses and existing character.

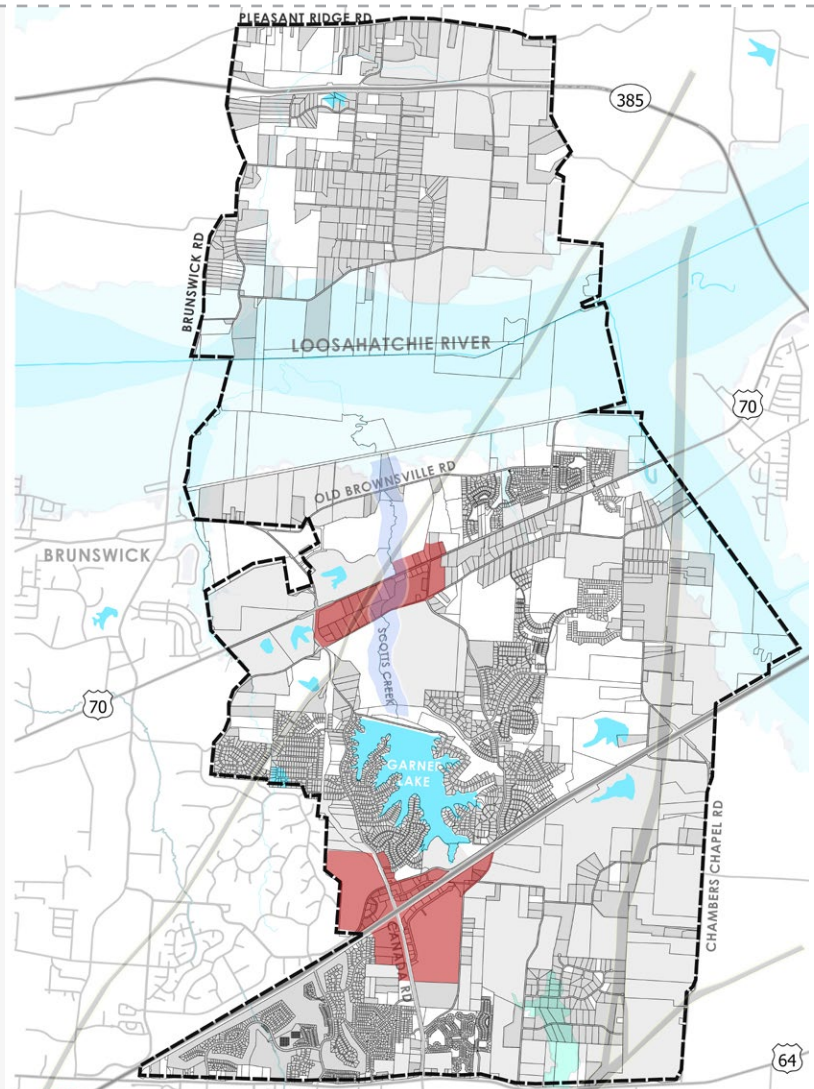
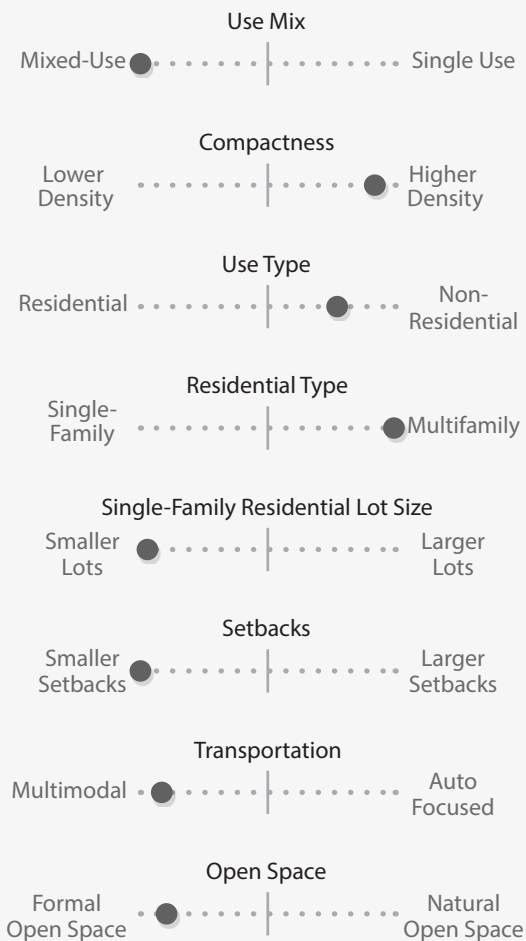
INTENT

- Provide accessible commercial space in centralized, compact areas occupied by businesses that serve Lakeland resident's wants and needs.
- Multi-family residential housing options may accompany the commercial uses only where deemed appropriate.
- Formal open space should accompany developments.
- Multi-modal transportation such as sidewalk and bike paths should be easily accessible.

APPROPRIATE LAND USES



CHARACTERISTICS



MIXED-USE RESIDENTIAL

**DRAFT DOCUMENT
SUBJECT TO CHANGE**

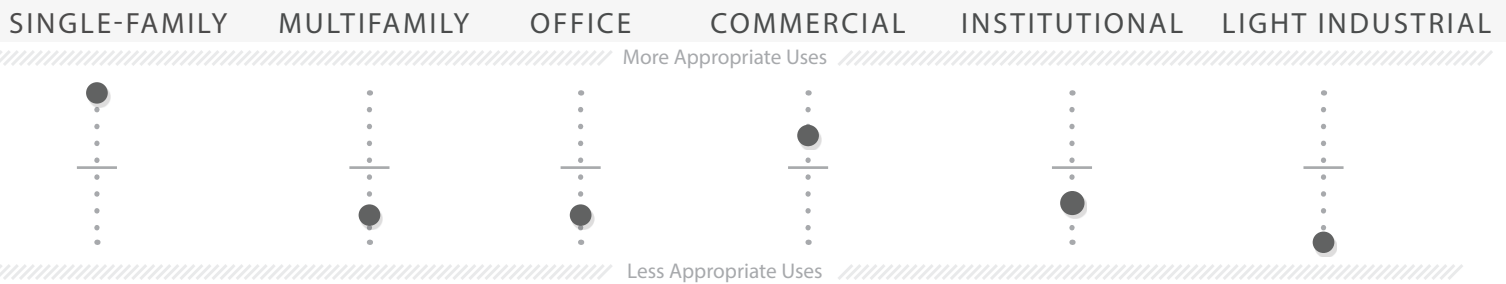
DESCRIPTION

The proposed Mixed-Use Residential land use is located along I-40. Development in this land use should be predominately single family attached and small lot single family detached uses. Neighborhood-scale commercial development may be permitted where appropriate to serve residential uses. These uses should be easily walkable and bikeable.

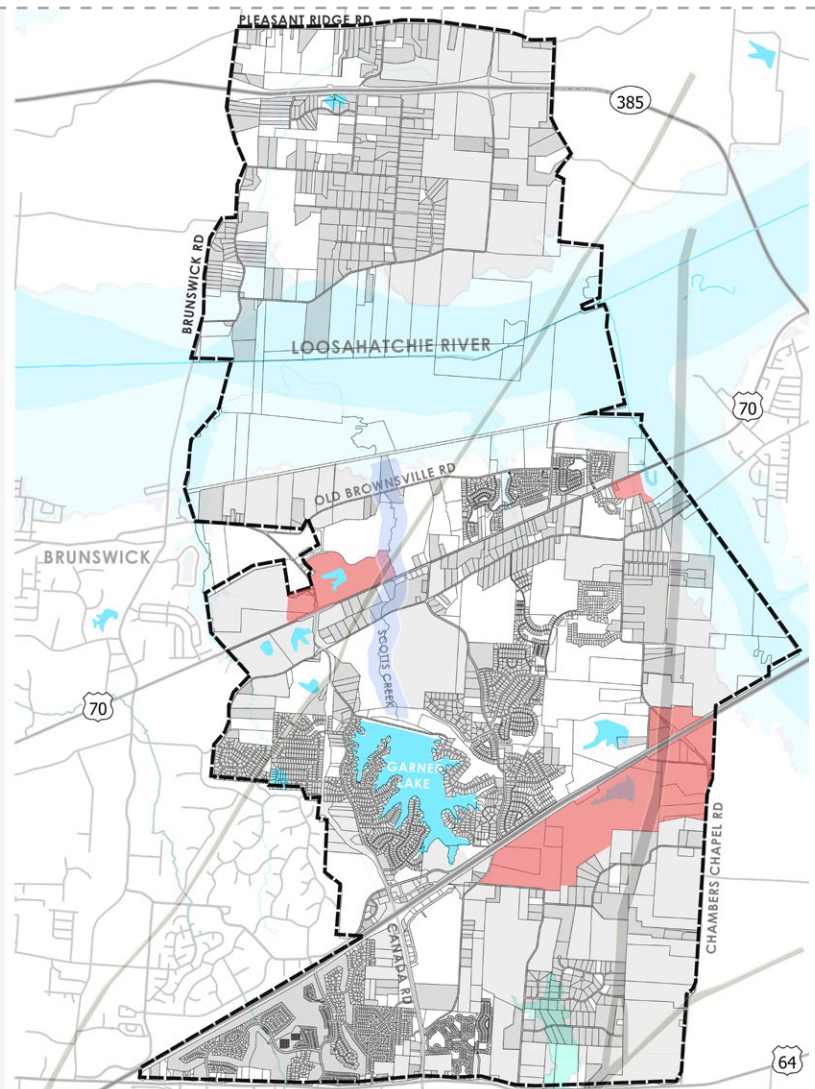
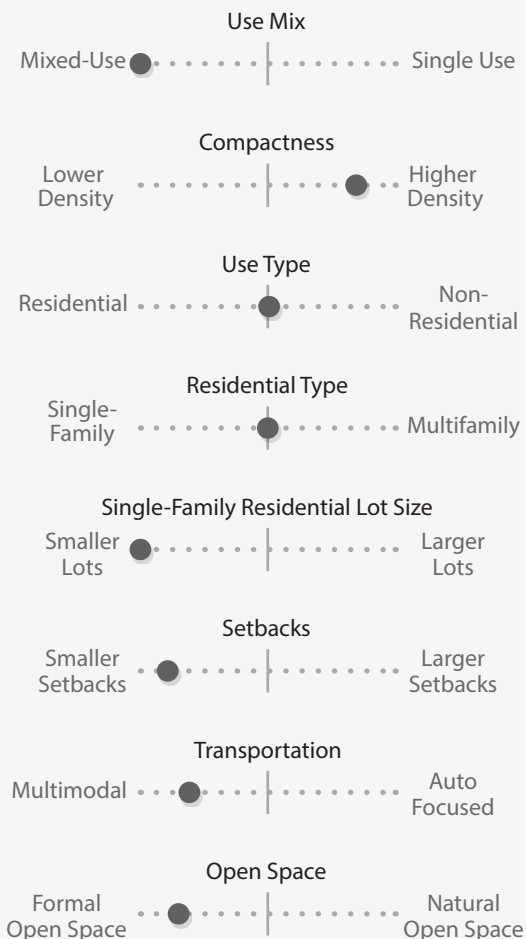
INTENT

- Provide single family attached and small lot single family detached housing.
- Limited, neighborhood-scale commercial uses
- Walking and biking infrastructure connecting single family and commercial uses.

APPROPRIATE LAND USES



CHARACTERISTICS



COMMERCIAL CORRIDOR

DRAFT DOCUMENT
SUBJECT TO CHANGE

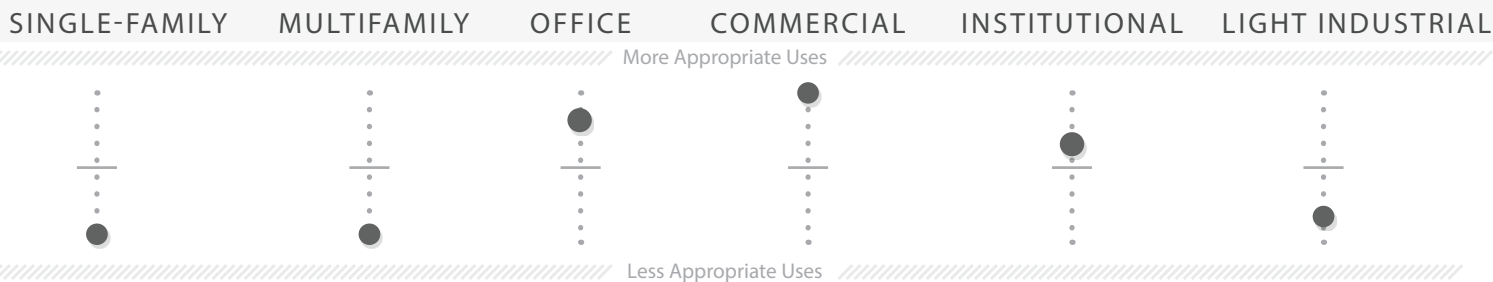
DESCRIPTION

The proposed Commercial Corridor land uses are located along Highway 64. The goal of this designation is to create a commercial coordinator along Highway 64, capitalizing on the vehicular traffic along this corridor and matching the commercial uses to the south.

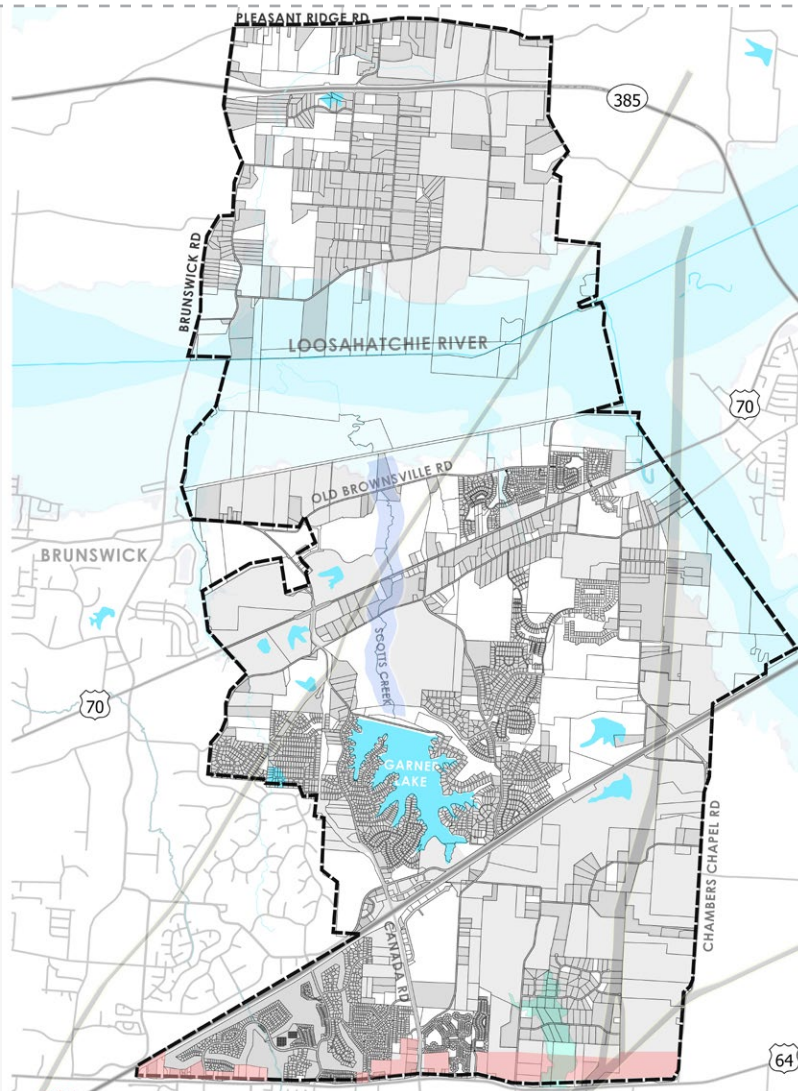
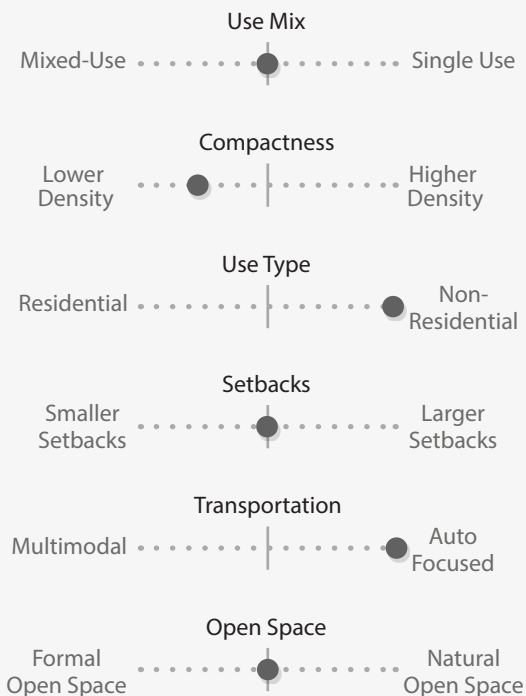
INTENT

- Provide traditional style commercial space.
- Match style of existing development across Highway 64 to the south.

APPROPRIATE LAND USES



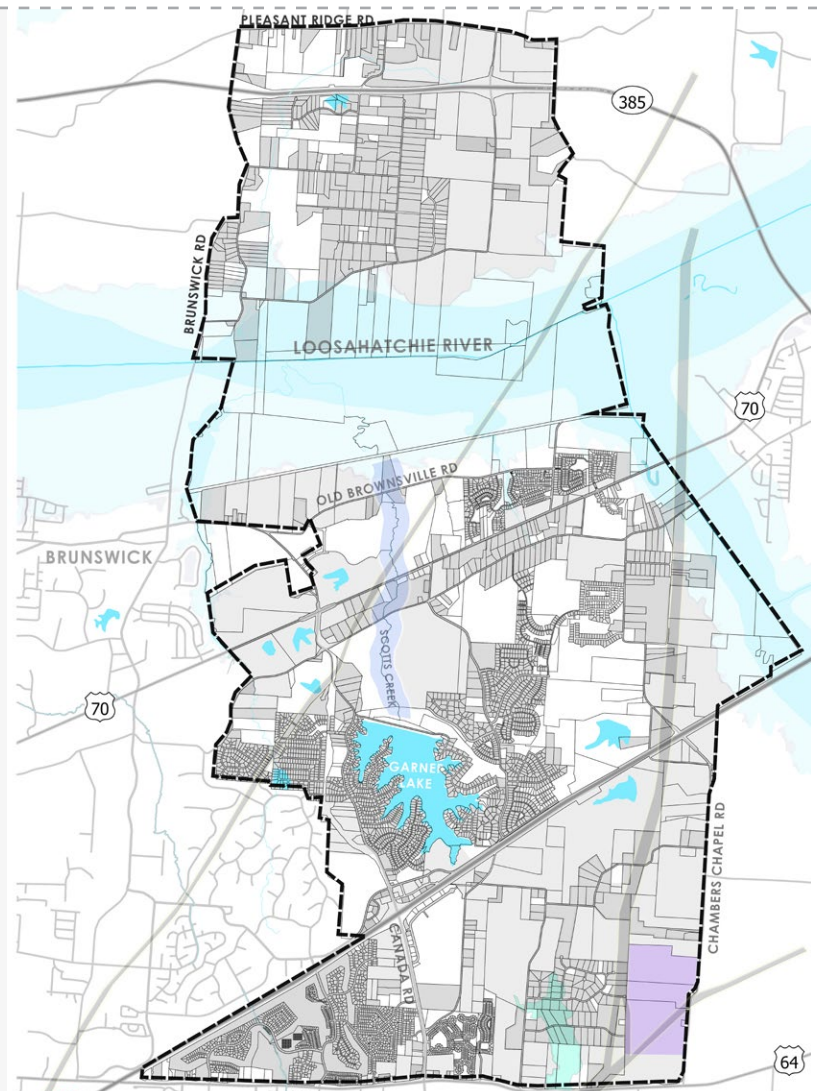
CHARACTERISTICS



INTENT

- Less dense, office park style development
- Neighborhood service uses such as grocery, etc.

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL



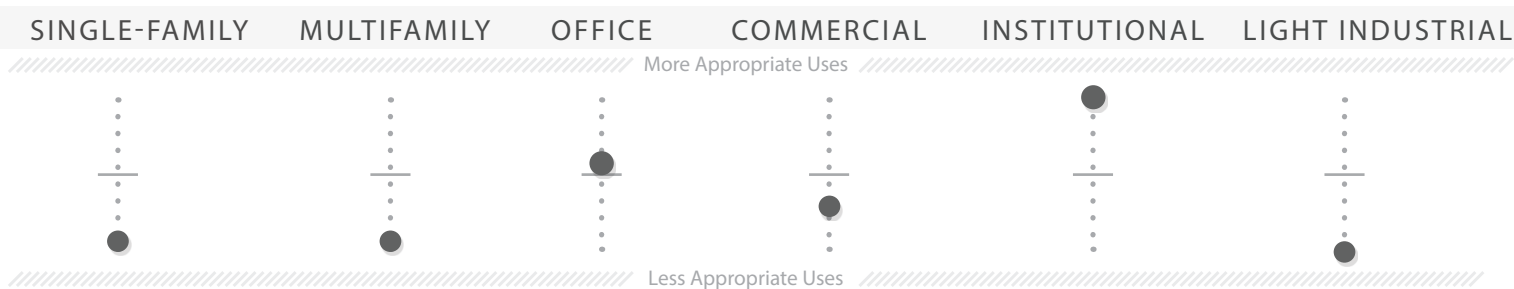
DESCRIPTION

The proposed Public/Institutional land use is located along Highway 70. The goal of this designation is to create an institutional core for civic and municipal uses to be consolidated. In addition to municipal uses, this land use may provide opportunity for future public service uses such as fire and police stations.

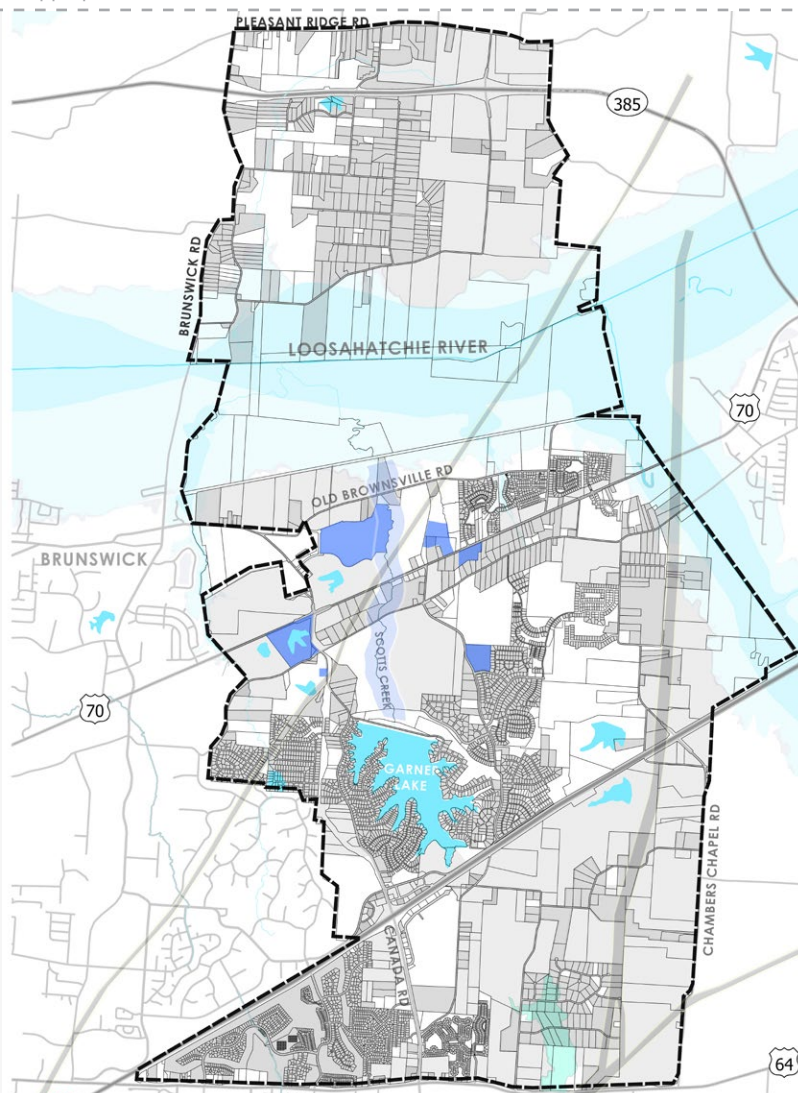
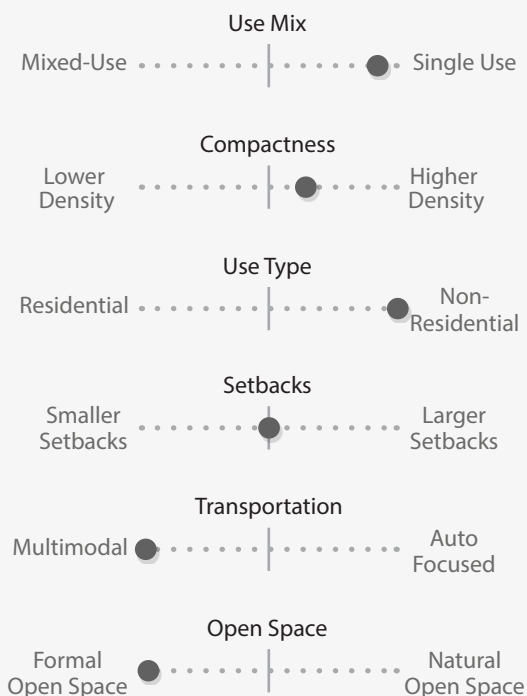
INTENT

- Provide a municipal, formalized core for city government buildings to consolidate
- Allow the planned growth of public services such as police and fire stations
- Allot land for desired community services such as a library or farmers market if desired by the community
- Create formal open space for city gatherings and celebrations

APPROPRIATE LAND USES



CHARACTERISTICS



INTENT

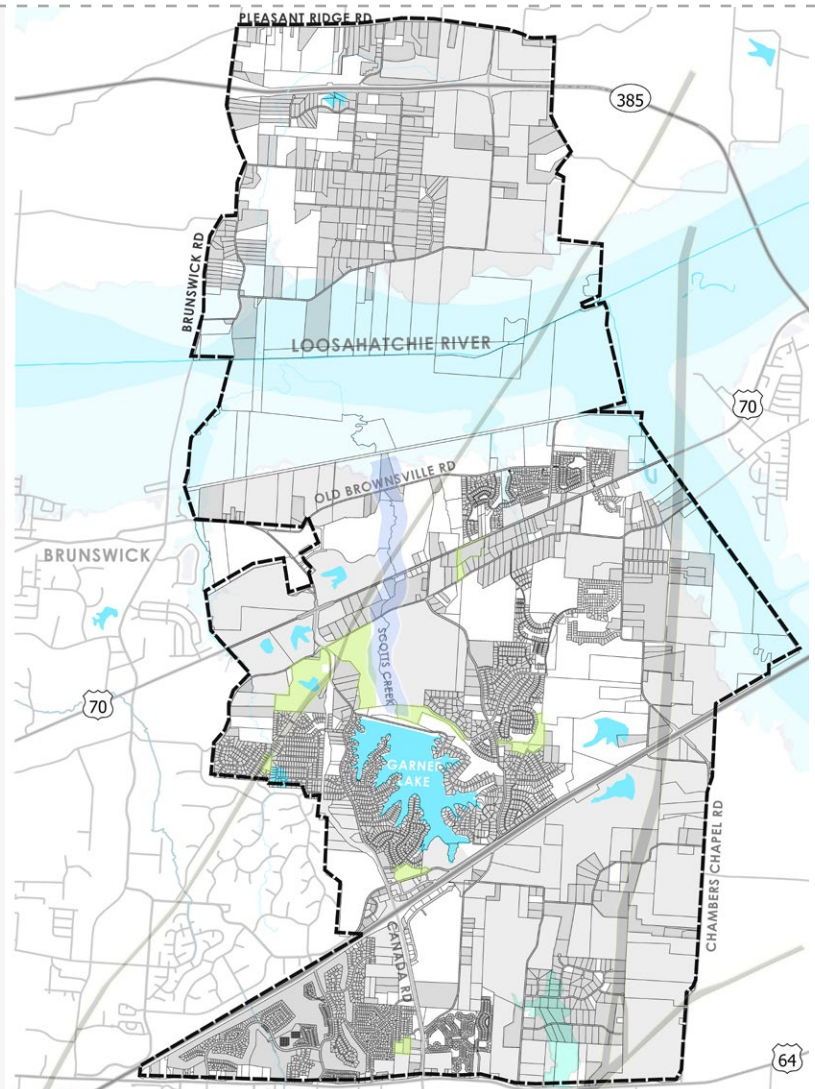
- Conserve open space for public use
- Provide outdoor recreation amenities

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL



The figure consists of six horizontal dot plots, each representing a different urban form metric. Each plot has a central vertical line and a series of dots representing the distribution of values. The metrics and their distributions are as follows:

- Use Mix:** The distribution is skewed towards the right, with a single dot labeled "Single Use" at the far right end.
- Compactness:** The distribution is skewed towards the left, with a single dot labeled "Lower Density" at the far left end.
- Use Type:** The distribution is skewed towards the right, with a single dot labeled "Non-Residential" at the far right end.
- Setbacks:** The distribution is skewed towards the right, with a single dot labeled "Larger Setbacks" at the far right end.
- Transportation:** The distribution is skewed towards the left, with a single dot labeled "Multimodal" at the far left end.
- Open Space:** The distribution is centered around the baseline, with a single dot labeled "Formal Open Space" at the far left end and a single dot labeled "Natural Open Space" at the far right end.



COMPACT RESIDENTIAL

DRAFT DOCUMENT
SUBJECT TO CHANGE

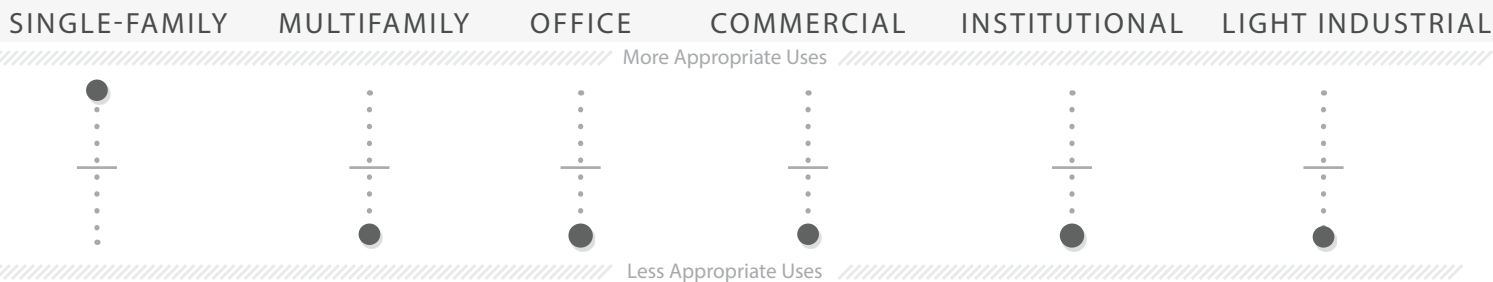
DESCRIPTION

The proposed Compact Residential land uses are located south of the Loosahatchie River. The goal of this designation is to create tight-knit, walkable neighborhoods that transition in density between mixed use areas and neighborhood residential areas.

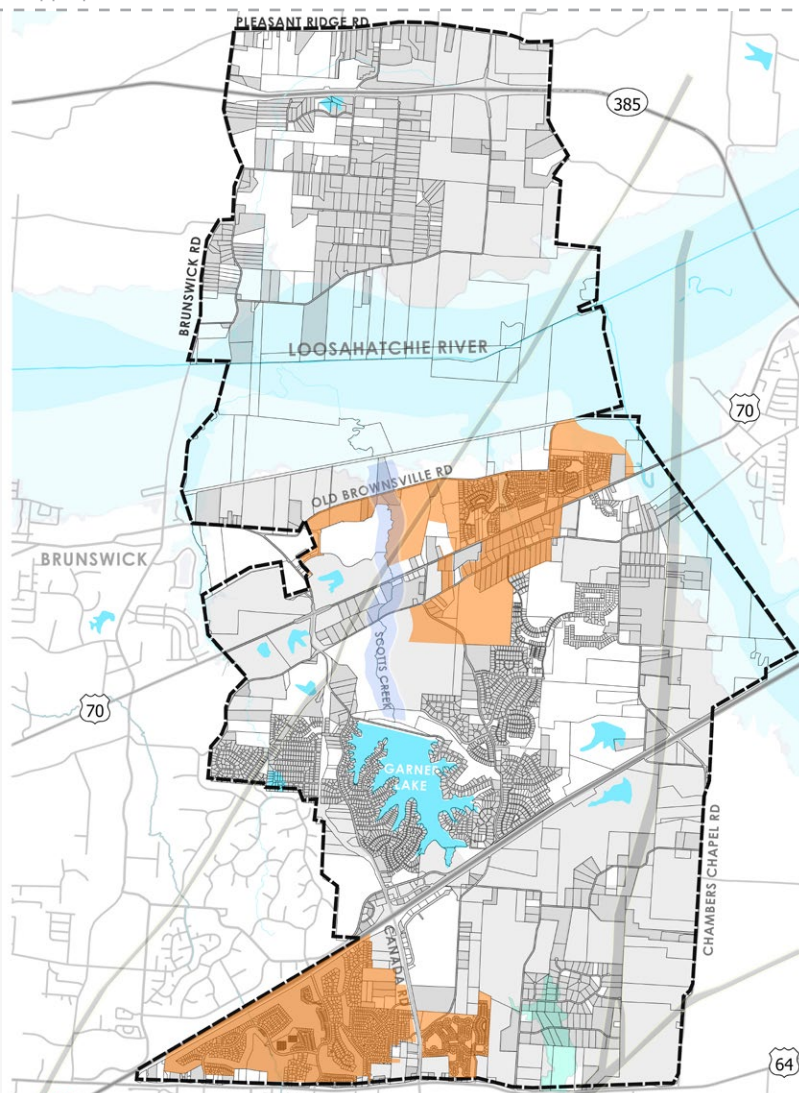
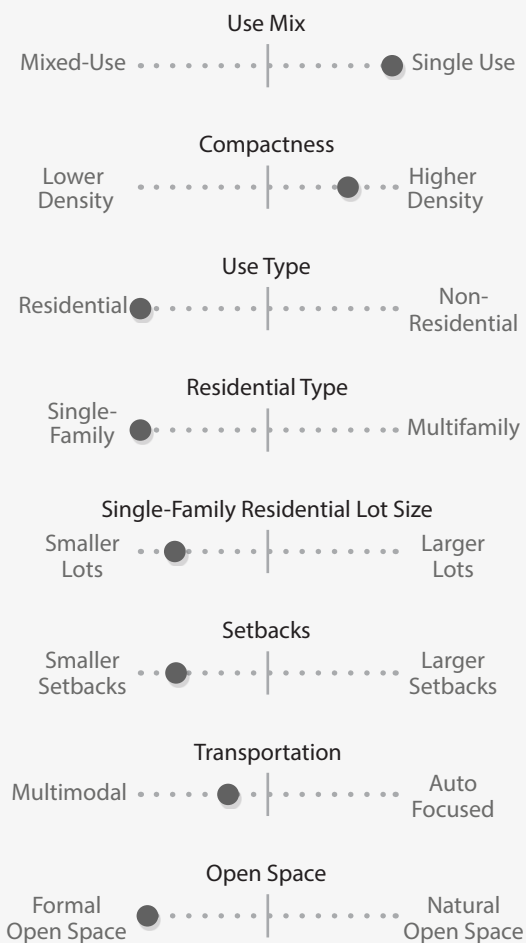
INTENT

- Allow small lot single family residential neighborhoods
- Creating a more dense neighborhood without sacrificing the suburban character and feel enjoyed by many Lakeland residents

APPROPRIATE LAND USES



CHARACTERISTICS



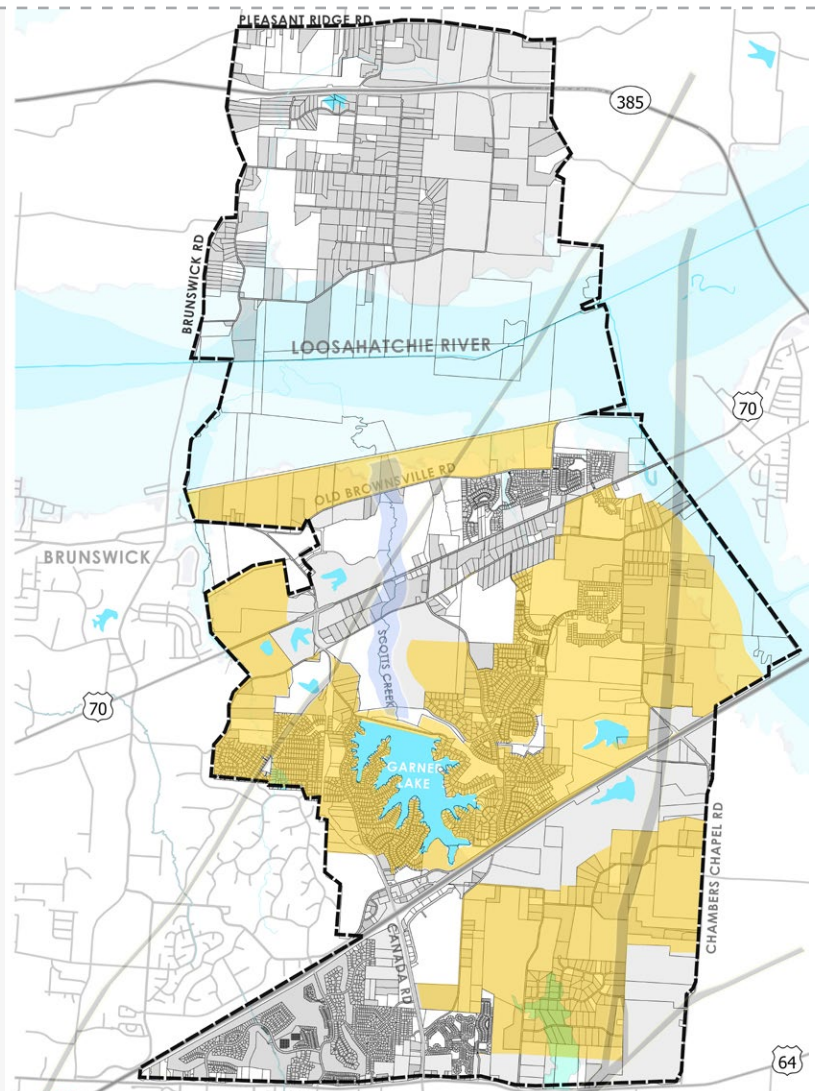
INTENT

- Encourage additional medium density, single family residential homes in line with the character of existing Lakeland neighborhoods

[illegible]

Figure 1 displays eight horizontal dot plots, each representing a different urban form or land use metric. Each plot has a central vertical line indicating a baseline or midpoint. The metrics and their corresponding labels are as follows:

- Use Mix:** The scale ranges from Mixed-Use on the left to Single Use on the right. A dot is positioned near the Single Use end.
- Compactness:** The scale ranges from Lower Density on the left to Higher Density on the right. A dot is positioned near the Higher Density end.
- Use Type:** The scale ranges from Residential on the left to Non-Residential on the right. A dot is positioned near the Residential end.
- Residential Type:** The scale ranges from Single-Family on the left to Multifamily on the right. A dot is positioned near the Single-Family end.
- Single-Family Residential Lot Size:** The scale ranges from Smaller Lots on the left to Larger Lots on the right. A dot is positioned near the Larger Lots end.
- Setbacks:** The scale ranges from Smaller Setbacks on the left to Larger Setbacks on the right. A dot is positioned near the Larger Setbacks end.
- Transportation:** The scale ranges from Multimodal on the left to Auto Focused on the right. A dot is positioned near the Auto Focused end.
- Open Space:** The scale ranges from Formal Open Space on the left to Natural Open Space on the right. A dot is positioned near the Formal Open Space end.



RURAL RESIDENTIAL

DRAFT DOCUMENT
SUBJECT TO CHANGE

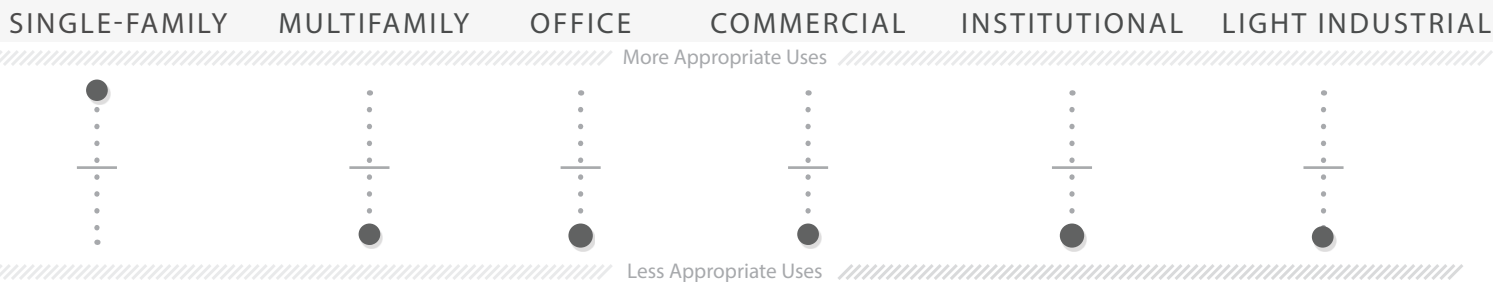
DESCRIPTION

The proposed Rural Residential land use is located North of the Loosahatchie River. The goal of this designation is to preserve the large lot, pastoral character of Lakeland. The Land Use Plan recognizes existing agricultural uses as acceptable. Intensive agricultural uses including, but not limited to, feed lots and dairy farming shall be prohibited. Acceptable agricultural uses and appropriate standards are further defined in the City's Land Development Regulations.

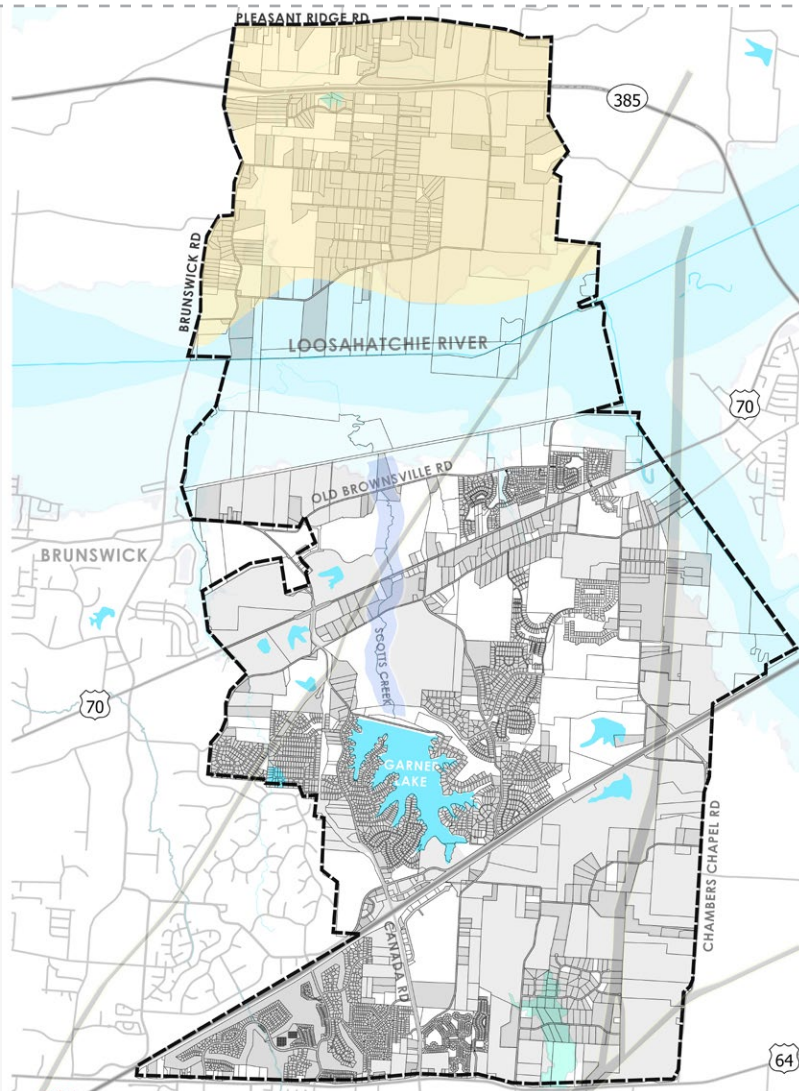
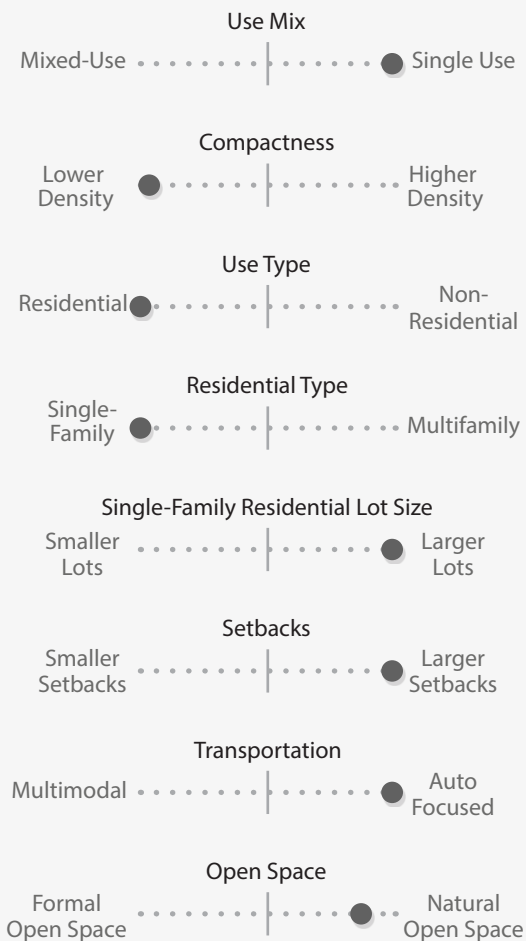
INTENT

- Preserve large, estate style single family residential lots
- Promote and maintain rural/pastoral character through setbacks and buffering

APPROPRIATE LAND USES



CHARACTERISTICS



ENVIRONMENTALLY SENSITIVE AREA

**DRAFT DOCUMENT
SUBJECT TO CHANGE**

DESCRIPTION

The proposed Environmentally Sensitive land uses are located on the existing flood plains and flood way. The goal of this designation is to preserve natural space and capitalize on the existing natural recourses.

INTENT

- Preserve natural open space by discouraging invasive development in designated zones
- Encourage sustainable, pedestrian development such as board walks, trails, kayak launches, and nature education opportunities in order to promote sustainable public use of these areas.

APPROPRIATE LAND USES

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL

More Appropriate Uses

Less Appropriate Uses

CHARACTERISTICS

