



December 17, 2015

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency - Department of Economic Opportunity
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Dear Mr. Eubanks:

The City of Tallahassee and Leon County, at a joint public hearing on December 8, 2015, adopted their cycle 2015-2 comprehensive plan amendments (Amendment No. 15-2ESR). All large scale amendments, including one map amendment and one text amendment, were adopted as originally transmitted to the State.


In accordance with Section 163.3184(3), Florida Statutes, I am forwarding the materials below to you:

- One paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM of the adopted comprehensive plan amendments in strike through and underline format (Exhibit A). Data and analyses for the one large scale map amendment and one text amendment were previously submitted with the original transmittal packet.
- Copies of the executed City of Tallahassee and Leon County adoption ordinances for the Cycle 2015-2 amendments on December 8, 2015 (Exhibit B). There is one City ordinance (15-0-43) and one County ordinance (15-16).

The Department received no comments from external review agencies

If you have any questions regarding this amendment package, please contact me via telephone at 850.891.6400 or by mail at 300 South Adams Street, Tallahassee, Florida 32301. The Planning Department fax number is 850.891.6404 and my e-mail address is Megan.Doherty@talgov.com.

Sincerely,


Megan Doherty, Principal Planner



cc:

Herb Thiele (w/o attachments) Lewis Shelley (w/o attachments)
Jessica Icerman (w/o attachments) Linda Hudson (w/o attachments)
Department of Agriculture and Consumer Services (w/attachments)
Department of Education (w/attachments)
Department of Environmental Protection (w/attachments)
Department of State (w/attachments)
Florida Fish and Wildlife Conservation Commission (w/attachments)
Department of Transportation, District Three (w/attachments)
Apalachee Regional Planning Council (w/attachments)
Northwest Florida Water Management District (w/attachments)

Map Amendment PCM150107

28.25 Acres

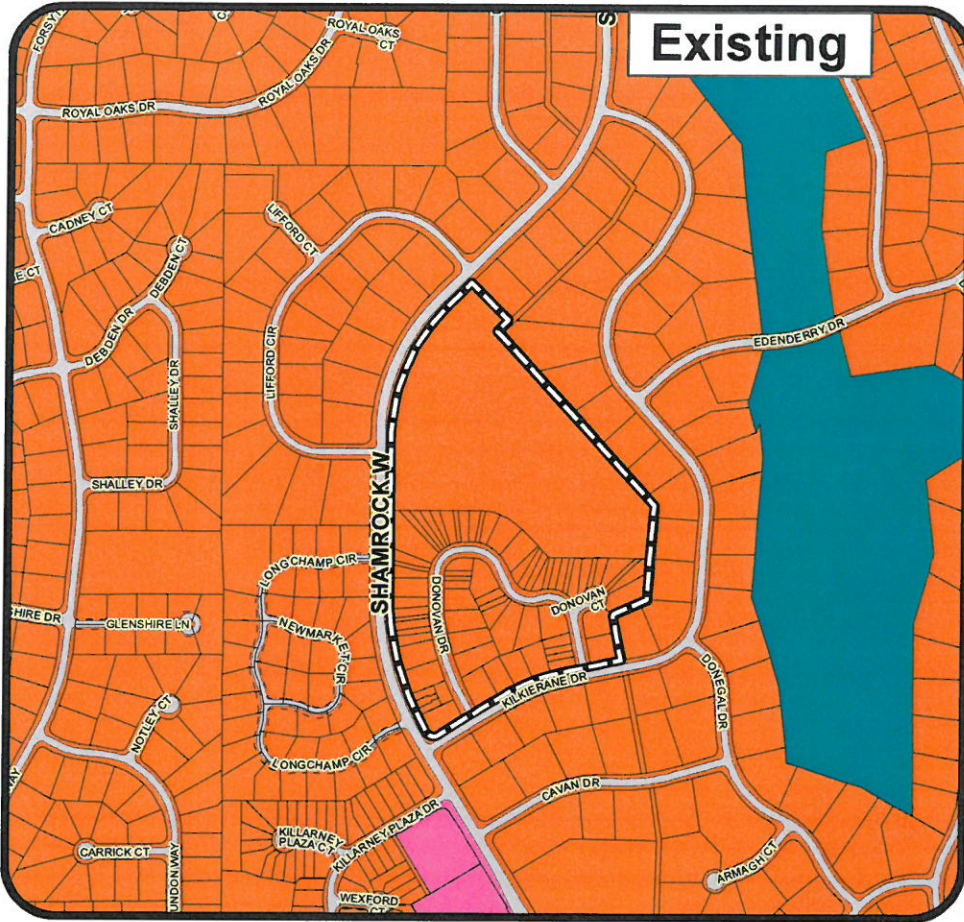
From: Residential Preservation

To: Urban Residential and Urban Residential-2

Applicant: Tallahassee City Commission

Request: This amendment has been initiated by the Tallahassee City Commission to address legal non-conforming residential uses and densities at three (3) sites totaling 28.25 acres in Killlearn Estates. The proposed Future Land Use Map (FLUM) amendments will reestablish certain properties as legal conforming uses.

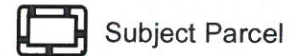
ADOPTED



Future Land Use

Legend

- RP
- UR-2
- SUB
- Open Space



Subject Parcel

**Kilkierane Enclave
PCM150107-A
(Out of Cycle Amendment)**

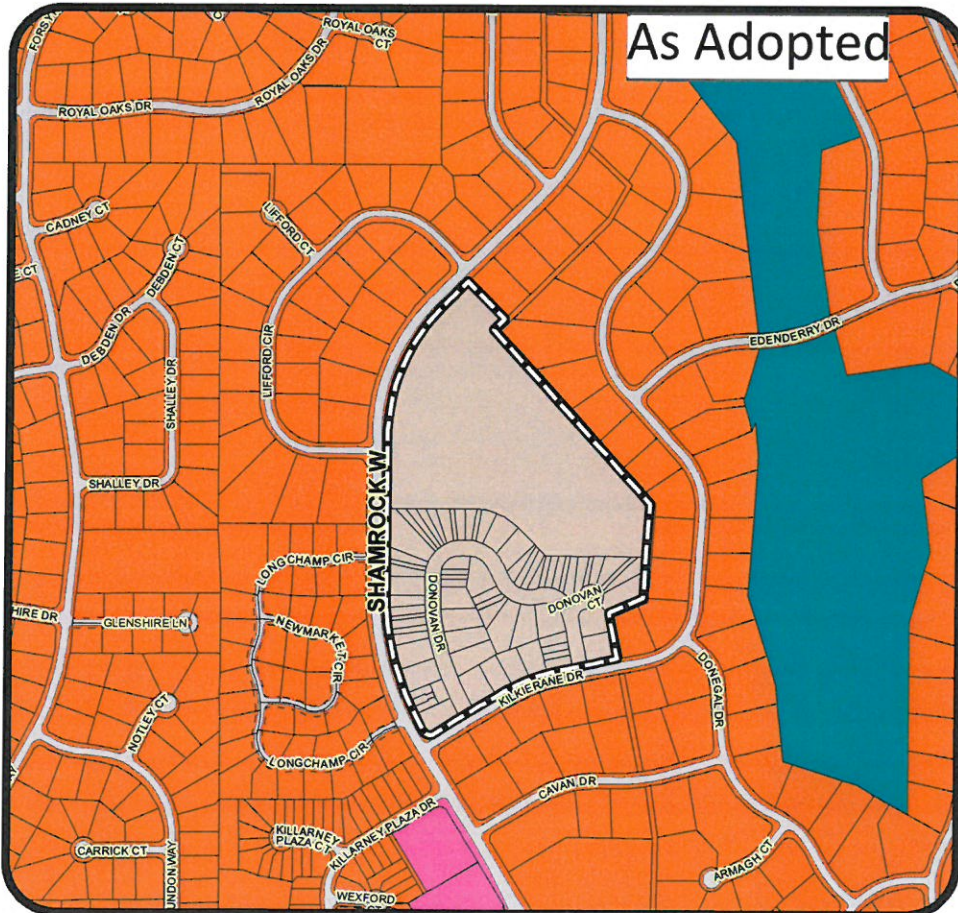
*Kilearn Estates
Non-conforming Residential*

**Existing
Residential Preservation**

**As Adopted
Urban Residential 2**

**SITE TAX ID:
See attachment #1**

ACRES: 27 ±





Future Land Use

Legend

- RP
- UR
- Open Space



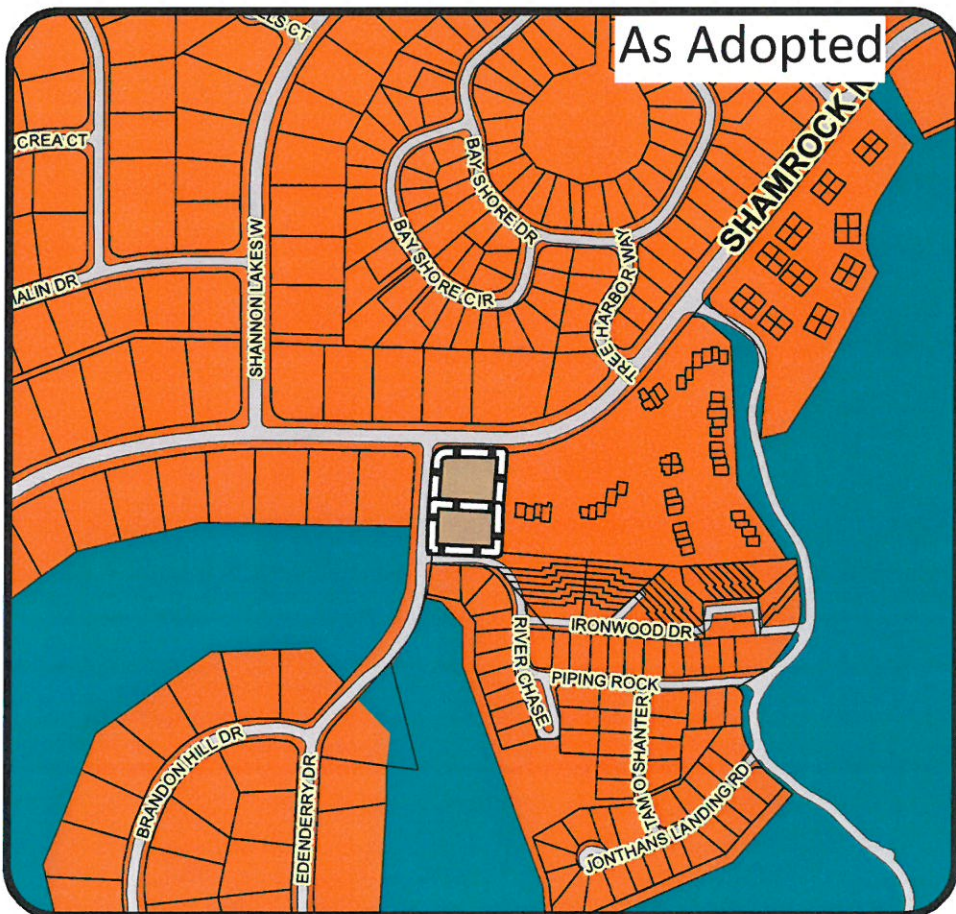
Subject Parcel

**Edenderry Drive
PCM150107-B
(Out of Cycle Amendment)**

*Kilearn Estates
Non-conforming Residential*

**Existing
Residential Preservation**

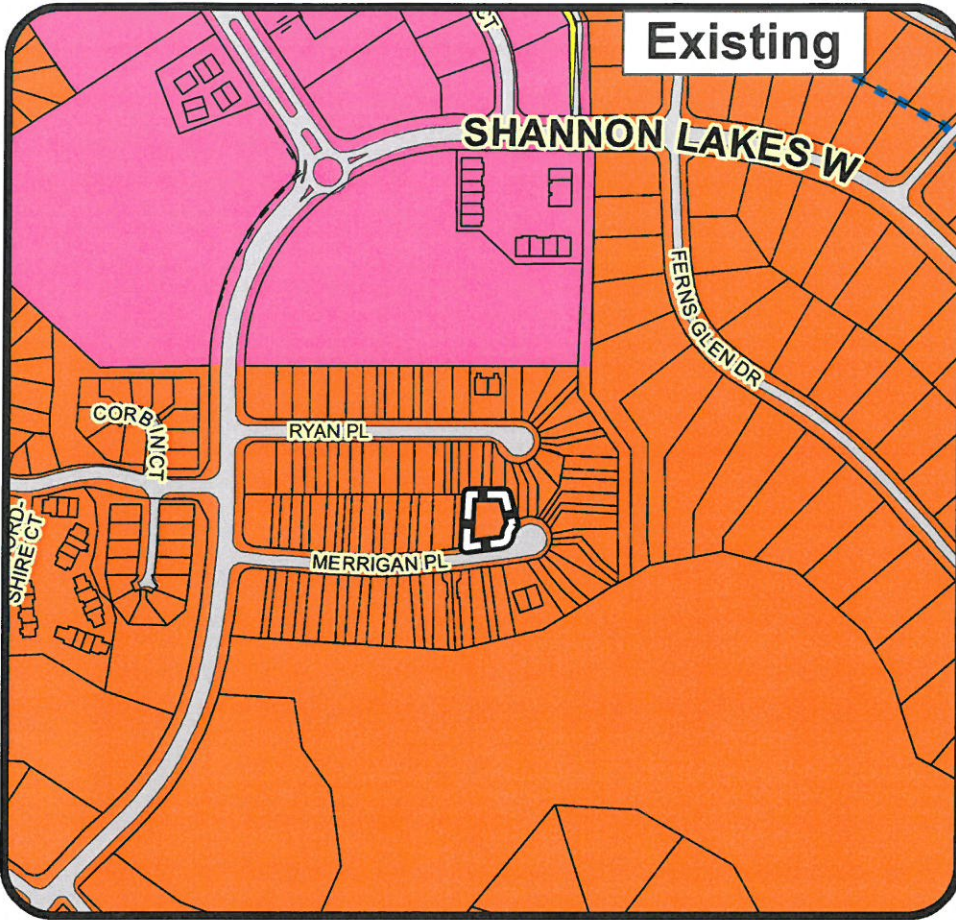
**As Adopted
Urban Residential**



**SITE TAX ID:
11-02-50- AM-0010
11-02-50- AM-0020**

ACRES: 1.09 ±

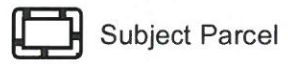




Future Land Use

Legend

- RP
- UR-2
- SUB
- Open Space



Subject Parcel

**Merrigan Place
PCM150107-C
(Out of Cycle Amendment)**

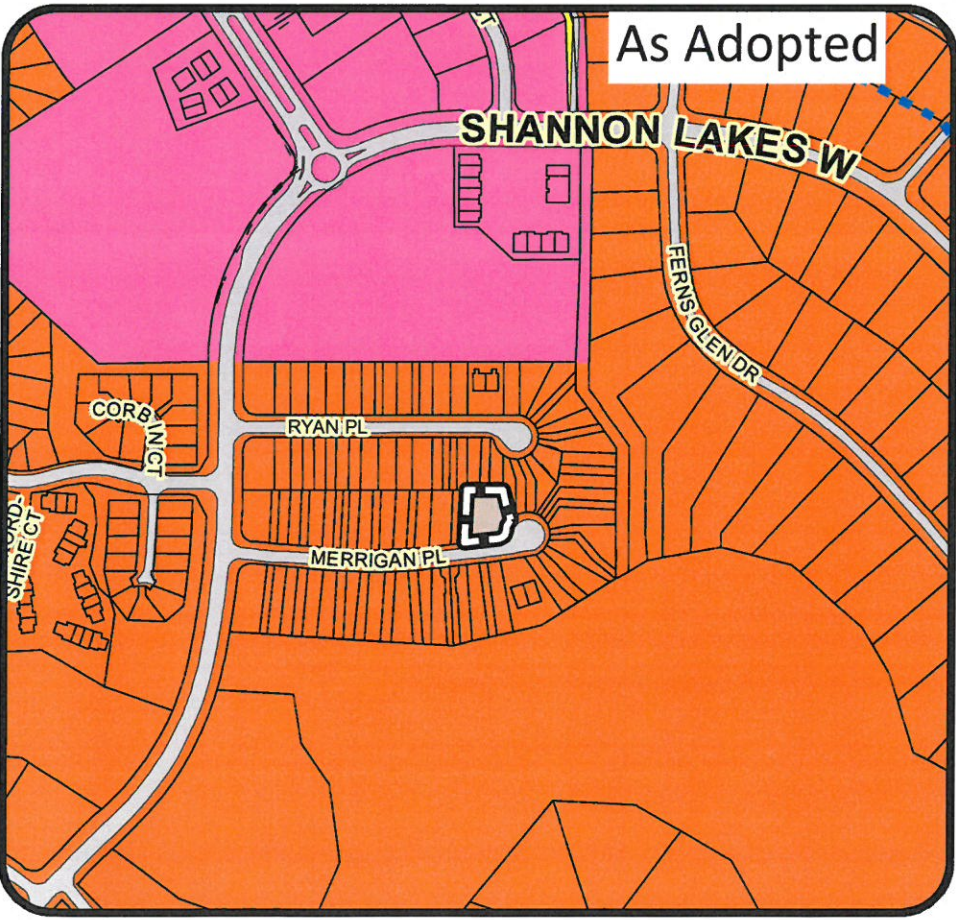
*Kilearn Estates
Non-conforming Residential*

**Existing
Residential Preservation**

**As Adopted
Urban Residential 2**

**SITE TAX ID:
11-02-50- CT-0130**

ACRES: 0.24±



PCT150108 AS ADOPTED

Policy 2.2.23: [L]

URBAN RESIDENTIAL (Effective 7/20/05; Revision Effective 7/26/06; Renumbered 3/14/07)

The primary intent of the Urban Residential land use category, which is to be applied only within the Urban Services Area, is to encourage medium density (4-10 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing neighborhood, **unless to correct, legal non-conforming uses and/or densities**. The maximum residential density within the Urban Residential is 10 du/ac and the minimum is 4 du/ac.

Policy 2.2.24: [L]

URBAN RESIDENTIAL 2 (Revision Effective 7/26/06; Revision Effective 3/14/07)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, **unless to correct, legal nonconforming uses and/or densities**. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

ORDINANCE NO. 15-O-43

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING
AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY
COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND
CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS. Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS. Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS. Ordinance No. 90-O-0076 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the incorporated area of Tallahassee. Leon County also adopted a plan for the unincorporated area of Leon County by separate ordinance; and,

WHEREAS. the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan pursuant to the latest Evaluation and Appraisal Report; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the
2 City of Tallahassee has held several public work sessions, public meetings and several public
3 hearings with due public notice having been provided, on these amendments to the
4 Comprehensive Plan; and,

5 WHEREAS, on October 27, 2015, pursuant to Section 163.3184, Florida Statutes, the
6 City Commission of the City of Tallahassee transmitted copies of the proposed amendments of
7 the comprehensive plan to the Department of Economic Opportunity and other state and regional
8 agencies for written comment; and,

9 WHEREAS, the City Commission of the City of Tallahassee considered all oral and
10 written comments received during public hearings, including the data collection and analyses
11 packages, the recommendations of the Planning Commission; and,

12 WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee
13 has determined it necessary and desirable to adopt these amendments to the comprehensive plan
14 to preserve and enhance present advantages; encourage the most appropriate use of land, water
15 and resources, consistent with the public interest; overcome present handicaps; and deal
16 effectively with future problems that may result from the use and development of land within the
17 City of Tallahassee, and to meet all requirements of law.

18 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee,
19 Florida, as follows, that:

20 **Section 1. Purpose and Intent.**

21 This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the
22 authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community
23 Planning Act.

1 **Section 2. Map Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached hereto as
3 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030
4 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030
5 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the
6 following Plan element:

7 Map Amendments PCM150107A, PCM150107B, and PCM150107C which relate to the
8 Future Land Use Map.

9 **Section 3. Text Amendment.**

10 The ordinance does hereby adopt the following portion of the text attached hereto as
11 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030
12 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030
13 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the
14 following Plan element:

15 Text Amendment PCT 150108 related to the Land Use Element.

16 **Section 4. Conflict With Other Ordinances and Codes.**

17 All ordinances or parts of ordinances of the Code of Ordinances of the City of
18 Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the
19 extent of such conflict.

20 **Section 5. Severability.**

21 If any provision or portion of this ordinance is declared by any court of competent
22 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

Ordinance No. 15-O-43
Exhibit "A"

PCT150108

PCT150108 AS ADOPTED

Policy 2.2.23: [L]

URBAN RESIDENTIAL (Effective 7/20/05; Revision Effective 7/26/06; Renumbered 3/14/07)

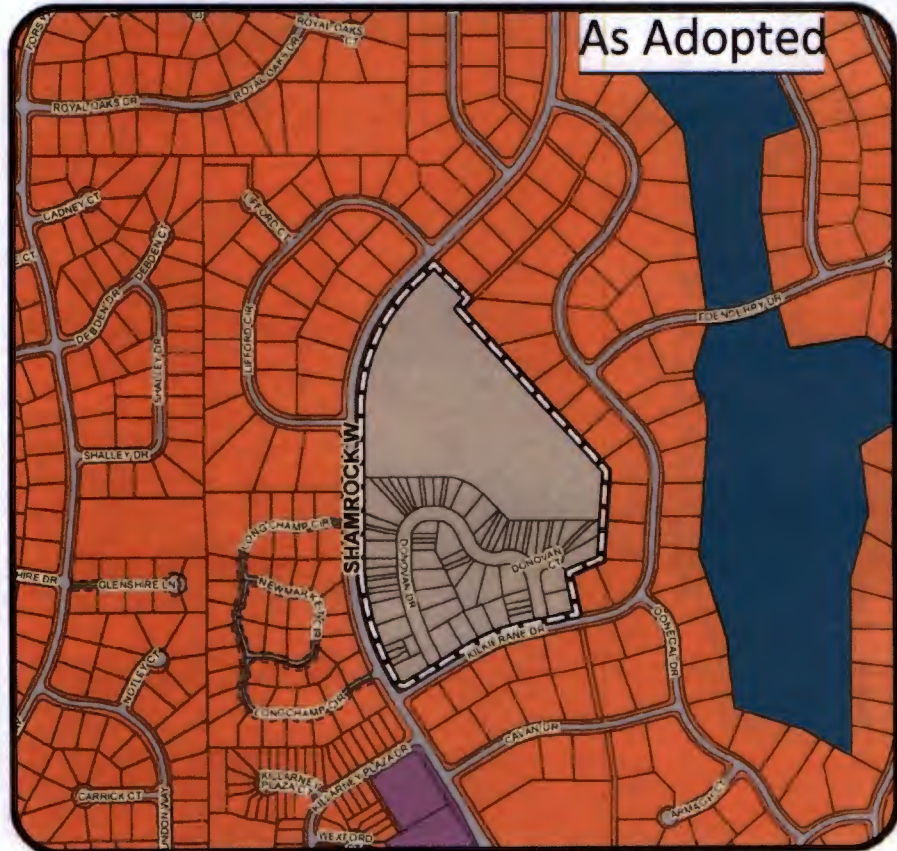
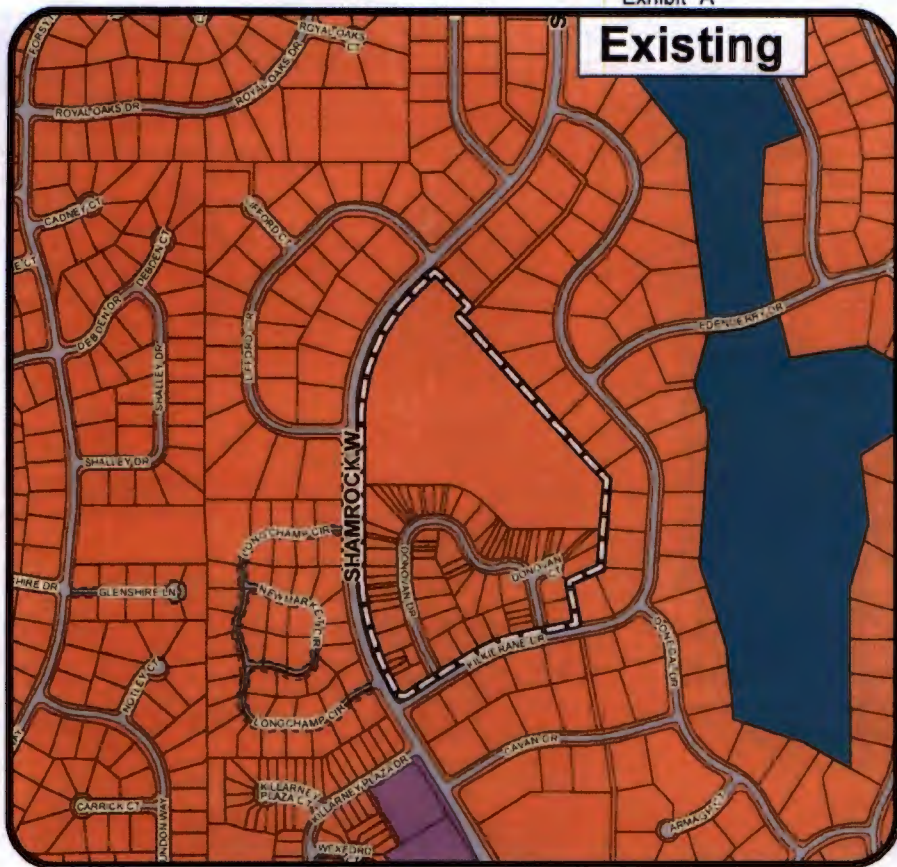
The primary intent of the Urban Residential land use category, which is to be applied only within the Urban Services Area, is to encourage medium density (4-10 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing neighborhood, **unless to correct, legal non-conforming uses and/or densities**. The maximum residential density within the Urban Residential is 10 du/ac and the minimum is 4 du/ac.

Policy 2.2.24: [L]

URBAN RESIDENTIAL 2 (Revision Effective 7/26/06; Revision Effective 3/14/07)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, **unless to correct, legal nonconforming uses and/or densities**. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

Ordinance No. 15-O-43
Exhibit "A"



Future Land Use

Legend

-  RP
-  UR-2
-  SUB
-  Open Space

 Subject Parcel

**Kilkierane Enclave
PCM150107-A
(Out of Cycle Amendment)**

***Kilearn Estates
Non-conforming Residential***

**Existing
Residential Preservation**

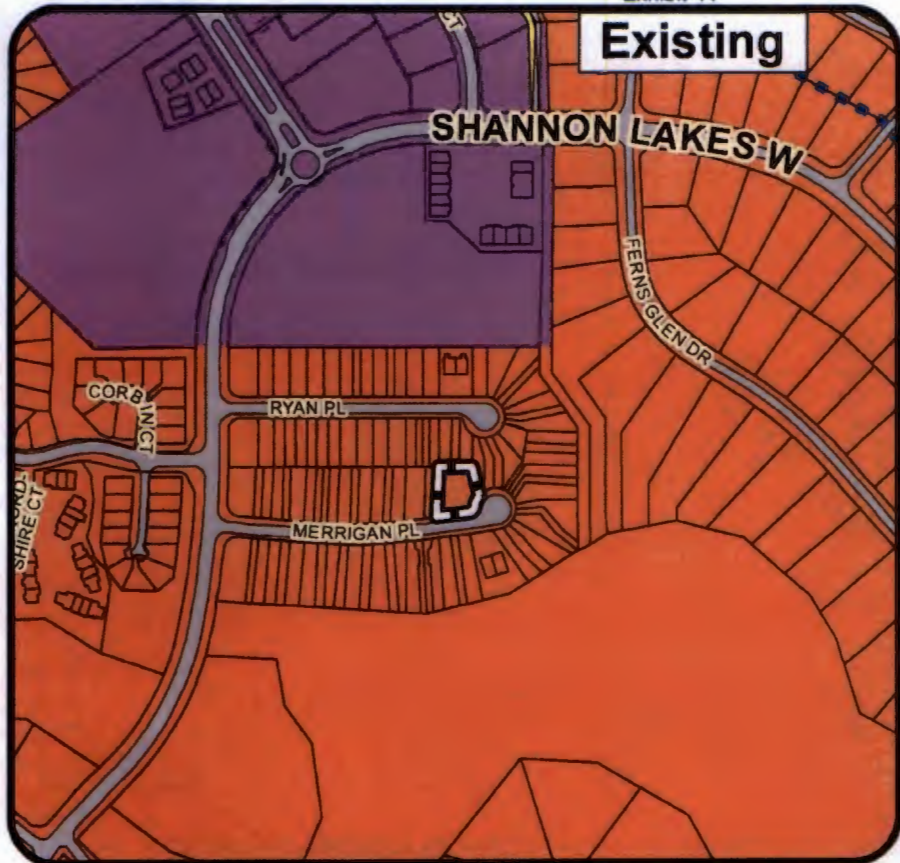
**As Adopted
Urban Residential 2**

**SITE TAX ID:
See attachment #1**

ACRES: 27 ±



Ordinance No. 15-O-43
Exhibit "A"



Future Land Use

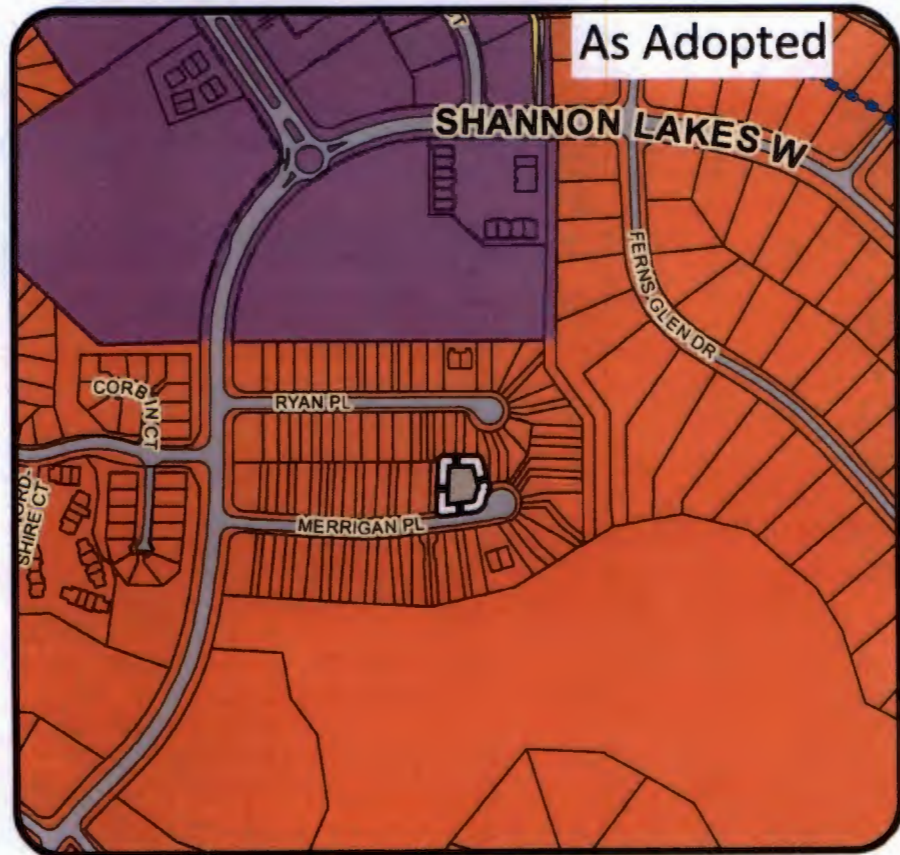
Legend

- RP
- UR-2
- SUB
- Open Space

Subject Parcel

**Merrigan Place
PCM150107-C
(Out of Cycle Amendment)**

*Kilearn Estates
Non-conforming Residential*



**Existing
Residential Preservation**

**As Adopted
Urban Residential 2**

**SITE TAX ID:
11-02-50- CT-0130**

ACRES: 0.24 ±



Section 6. Copy on File.

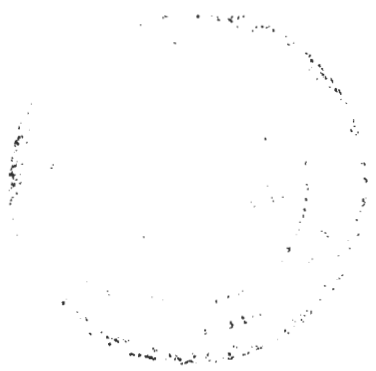
To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 7. Effective Date.

The effective date of these Plan amendments shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 10th day of November, 2015.

PASSED by the City Commission on the 8th day of December, 2015.



CITY OF TALLAHASSEE

By: Andrew D. Gillum
Andrew D. Gillum
Mayor

APPROVED AS TO FORM:

By: Lewis E. Shelley
Lewis E. Shelley
City Attorney

2015 DEC 17 PM 4:39
CITY TREASURER-CLERK

ATTEST:

By: James O. Cooke, IV
James O. Cooke, IV
City Treasurer-Clerk

ORDINANCE NO. 15- 16

1
2
3
4 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**
5 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-**
6 **LEON COUNTY COMPREHENSIVE PLAN; ADOPTING**
7 **AMENDMENTS TO THE FUTURE LAND USE MAP AND LAND USE**
8 **ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR**
9 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH**
10 **THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT;**
11 **AND PROVIDING FOR AN EFFECTIVE DATE.**
12

13
14 WHEREAS, Chapters 125 and 163, Florida Statutes, empower the Board of County
15 Commissioners of Leon County to prepare and enforce comprehensive plans for the development
16 of the County; and

17 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community
18 Planning Act, empower and require the Board of County Commissioners of Leon County to: (a)
19 plan for the County's future development and growth; (b) adopt and amend comprehensive
20 plans, or elements or portions thereof, to guide the future growth and development of the
21 County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate
22 land development regulations; and (d) establish, support, and maintain administrative
23 instruments and procedures to carry out the provisions and purposes of the Act; and

24 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-
25 Leon County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City
26 of Tallahassee also adopted a plan for its municipal area by separate ordinance; and

27 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is
28 now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030
29 Comprehensive Plan pursuant to the latest Evaluation and Appraisal Report; and

30 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
31 Commissioners of Leon County has held several public work sessions, public meetings, and
32 public hearings on proposed amendments to the Comprehensive Plan, with due public notice

1 having been provided, to obtain public comment, and has considered all written and oral
2 comments received during said work sessions, public meetings and public hearings; and

3 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
4 Commissioners of Leon County transmitted copies of the proposed amendments of the
5 comprehensive plan to the Department of Economic Opportunity as the State Land Planning
6 Agency and other state and regional agencies for written comment; and

7 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
8 Commissioners of Leon County held a public hearing with due public notice having been
9 provided on these amendments to the comprehensive plan; and

10 WHEREAS, the Board of County Commissioners of Leon County further considered all
11 oral and written comments received during such public hearing, including the data collection and
12 analyses packages, and the recommendations of the Planning Commission; and

13 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon
14 County has determined it necessary and desirable to adopt these amendments to the
15 comprehensive plan to preserve and enhance present advantages; encourage the most appropriate
16 use of land, water and resources, consistent with the public interest; overcome present handicaps;
17 and deal effectively with future problems that may result from the use and development of land
18 within Leon County, and to meet all requirements of law;

19 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,
20 that:

21 **Section 1. Purpose and Intent.**

22 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the
23 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida
24 Statutes, as amended.
25

1 **Section 2. Map Amendment.**
2

3 The Ordinance does hereby adopt the following portion of the text attached hereto as
4 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030
5 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030
6 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the
7 following Plan element:

8 Map Amendments PCM150107A, PCM150107B, and PCM150107C, which relate to the
9 Future Land Use Map.
10

11 **Section 3. Text Amendment.**

12 The Ordinance does hereby adopt the following portion of the text attached hereto as
13 Exhibit "A," and made a part hereof, an amendment to the Tallahassee-Leon County 2030
14 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030
15 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the
16 following Plan element:

17 Text Amendment PCT150108, which relates to the Land Use Element.

18 **Section 4. Applicability and Effect.**

19 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as
20 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida
21 Statutes, and this Ordinance, and shall apply to all properties under the jurisdiction of Leon
22 County.

23 **Section 5. Conflict with Other Ordinances and Codes.**

24 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in
25 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.
26

1 **Section 6. Severability.**

2 If any provision or portion of this Ordinance is declared by any court of competent
3 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
4 portions of this Ordinance shall remain in full force and effect.

5 **Section 7. Copy on File.**

6 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,
7 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
8 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the
9 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies
10 available to the public for a reasonable publication charge.

11 **Section 8. Effective Date.**

12 The effective date of this Plan update shall be according to law and the applicable statutes
13 and regulations pertaining thereto.

14 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
15 County, Florida, this 8th day of December, 2015.

16 LEON COUNTY, FLORIDA



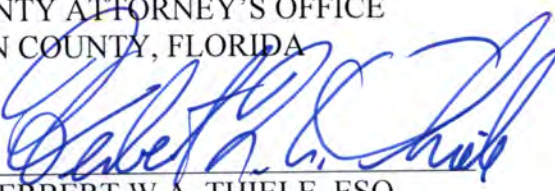
17 BY: Bill Proctor
18 BILL PROCTOR, CHAIRMAN
19 BOARD OF COUNTY COMMISSIONERS
20
21
22
23

24
25 ATTESTED BY:
26 BOB INZER, CLERK OF THE COURT
27 AND COMPTROLLER

28
29 BY: [Signature]
30 CLERK
31

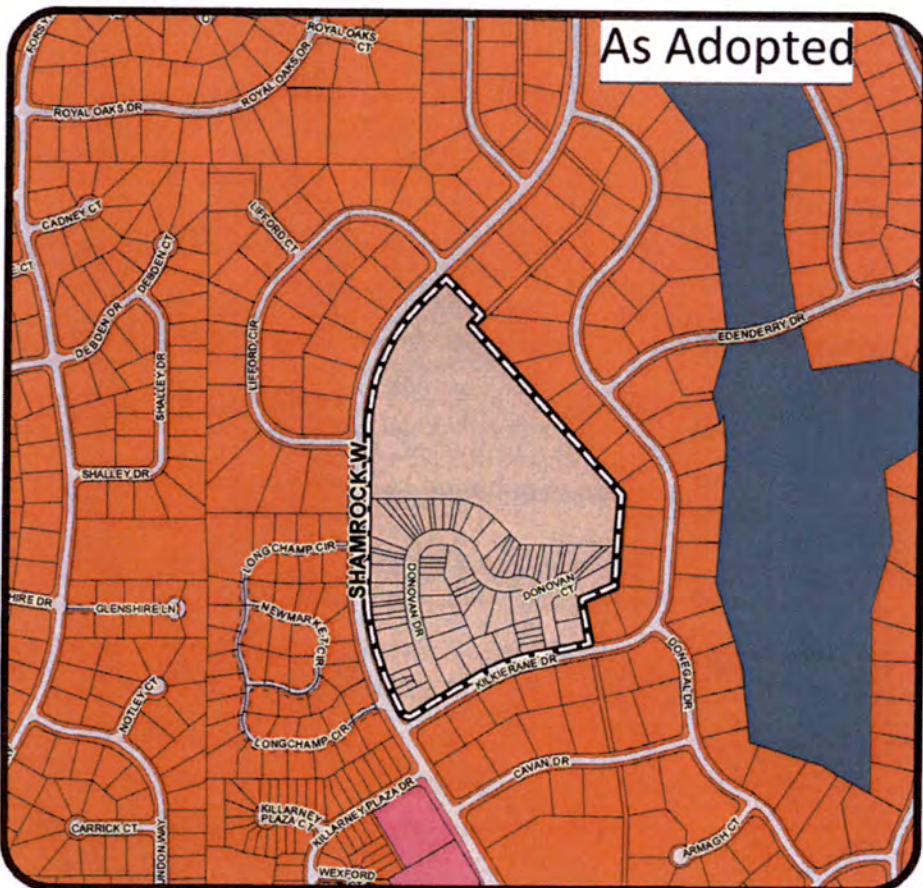
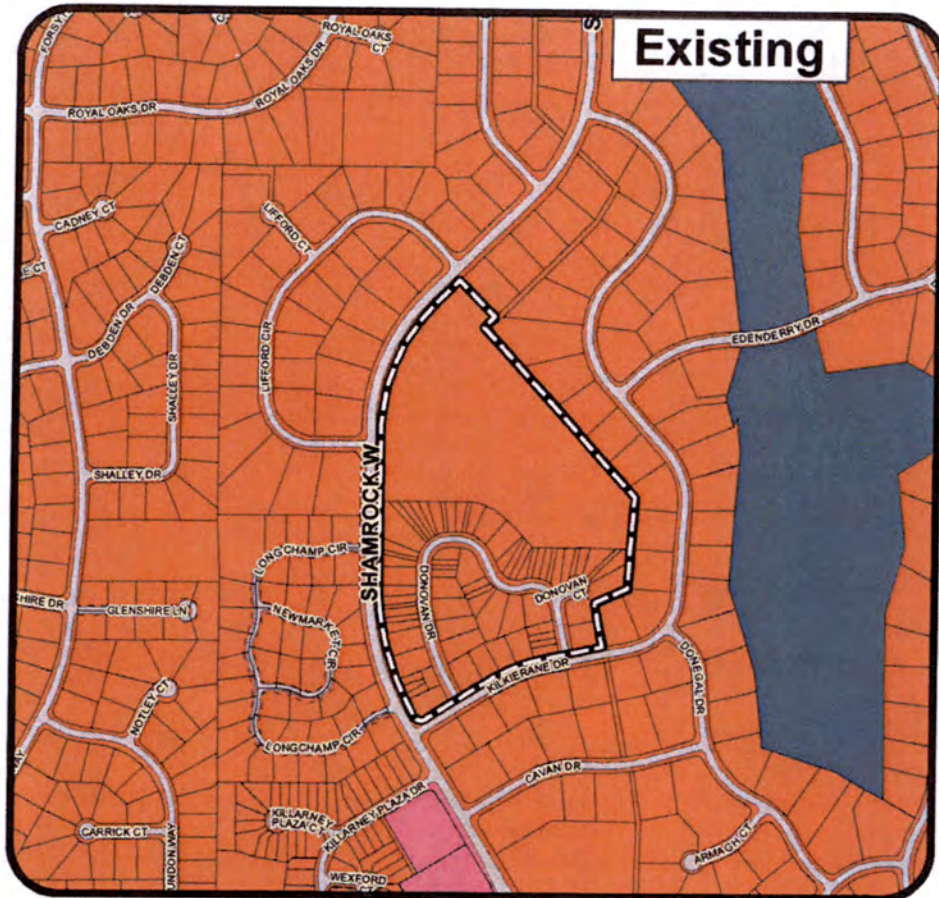
1
2
3
4
5
6
7
8
9
10

APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA



BY: Herbert W.A. Thiele
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY


EXHIBIT A



Future Land Use

Legend

-  RP
-  UR-2
-  SUB
-  Open Space

 Subject Parcel

**Kilierane Enclave
PCM150107-A
(Out of Cycle Amendment)**

*Killearn Estates
Non-conforming Residential*

**Existing
Residential Preservation**

**As Adopted
Urban Residential 2**

**SITE TAX ID:
See attachment #1**

ACRES: 27 ±





Future Land Use

Legend

- RP
- UR
- Open Space

Subject Parcel

**Edenderry Drive
PCM150107-B
(Out of Cycle Amendment)**

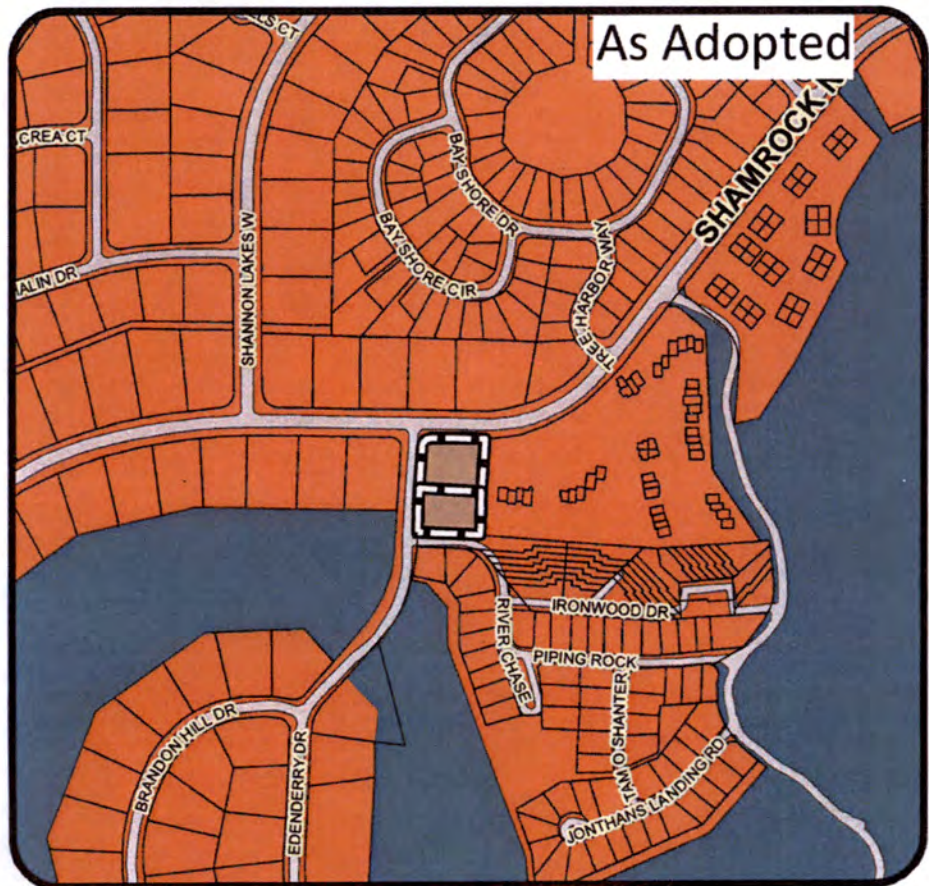
*Kilearn Estates
Non-conforming Residential*

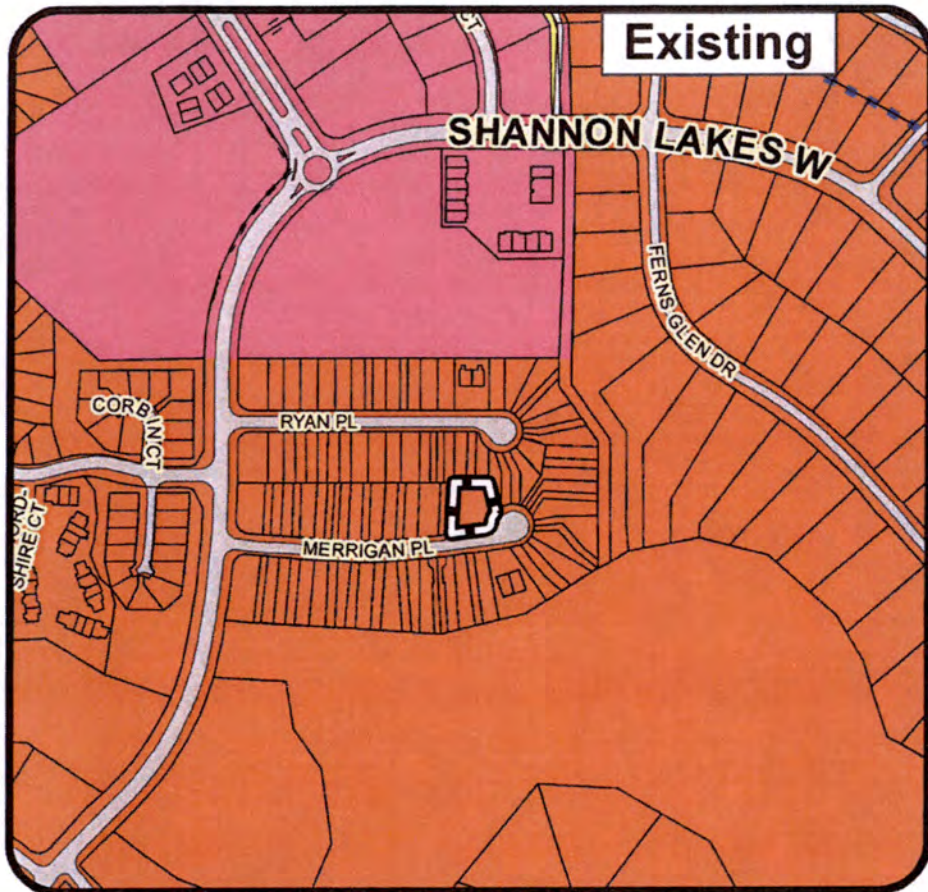
**Existing
Residential Preservation**

**As Adopted
Urban Residential**

**SITE TAX ID:
11-02-50- AM-0010
11-02-50- AM-0020**

ACRES: 1.09 ±

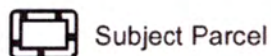




Future Land Use

Legend

- RP
- UR-2
- SUB
- Open Space



Subject Parcel

**Merrigan Place
PCM150107-C
(Out of Cycle Amendment)**

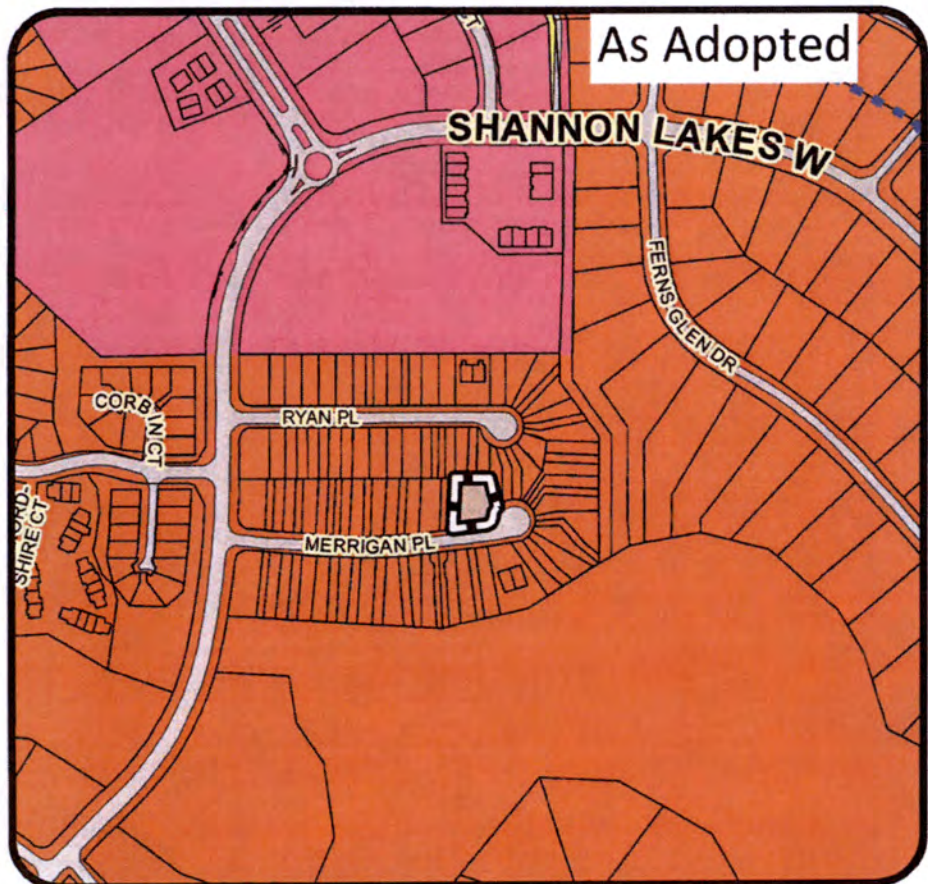
*Kilearn Estates
Non-conforming Residential*

**Existing
Residential Preservation**

**As Adopted
Urban Residential 2**

**SITE TAX ID:
11-02-50- CT-0130**

ACRES: 0.24 ±



PCT150108 AS ADOPTED

Policy 2.2.23: [L]

URBAN RESIDENTIAL (Effective 7/20/05; Revision Effective 7/26/06; Renumbered 3/14/07)

The primary intent of the Urban Residential land use category, which is to be applied only within the Urban Services Area, is to encourage medium density (4-10 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing neighborhood, **unless to correct, legal non-conforming uses and/or densities**. The maximum residential density within the Urban Residential is 10 du/ac and the minimum is 4 du/ac.

Policy 2.2.24: [L]

URBAN RESIDENTIAL 2 (Revision Effective 7/26/06; Revision Effective 3/14/07)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, **unless to correct, legal nonconforming uses and/or densities**. The maximum residential density within the Urban Residential 2 category is 20 units per acre.