

NORTHWEST AREA COMMUNITY PLANⁱ

Vision

The Northwest Community Plan strives to create well-defined, vital communities with a sense of place through a development option that features creation of traditional neighborhoods and town centers while preserving a large interconnected greenway system and natural resources. The creation of compact, mixed-use neighborhoods, with economic vitality, mobility and connectivity will be encouraged as a desired community pattern within the Northwest Hillsborough area, as defined in Map 1.

The historic Citrus Park Village area (shown on Map 2 of the Northwest background documentation) will develop on the basis of traditional neighborhood principles.

Strategies

To ensure the implementation of the Vision formulated by the residents of the Northwest community, the following strategies will guide future growth and development in the area defined in Map 1. The boundary will be amended to reflect any change to the Urban Service Area.

Section A

Large scale ecosystems have been identified which are planned to remain free of inappropriate development by:

- Assigning wetlands, water bodies, greenways/trail corridors, acquired environmental lands (ELAPP) and parks to a defined system of Preserves to be permanently protected from development.
- Assigning significant wildlife habitat, approved environmental lands (ELAPP), stream corridor buffers, and connecting corridors to a system of Reserves in need of protection from inappropriate forms of development. Techniques to preserve these lands will include public acquisition, transfer of developmental rights and public private management.
- Creating stormwater management plans that utilize large surface storage lakes and natural biological treatment systems, rather than incremental isolated ponds.

Section B

The evolution of an alternative community form has been identified that encourages the creation of mixed-use traditional neighborhoods as well as higher density town centers, while permitting conventional suburban development. This evolution is encouraged by:

- Adopting the composite master plan (Map 1) which locates and defines intended neighborhoods, town centers, districts, and corridors.

Providing incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.

- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.
- d) Concentrations of civic, institutional, and commercial activity embedded within neighborhoods, not isolated in remote single-use complexes.
- e) School facilities sized and located to enable children to walk or bicycle to them.
- f) Range of town squares, parks, playgrounds, playing fields, and community gardens, distributed within neighborhoods along with corridors of green space used to define and connect different neighborhoods and centers.
- g) Walkable neighborhoods with defined centers and edges, allowing for home occupation and convenient transit.
- h) Safe, beautiful streets for informal socializing and community meeting halls for purposeful gatherings.

Ensuring the harmonious evolution of neighborhoods, districts, and corridors through precise urban design codes that serve as predictable guides for change.

Planning for the evolution of existing suburban areas into economically vital mature mixed-use communities.

Adopting a checklist of traditional neighborhood development criteria, which, if determined by Administrative Review to have been met, convey traditional neighborhood development zoning to property. Separate checklists shall be created for large undeveloped sites which can become full traditional neighborhood developments of over 100 acres, for smaller or infill projects, and for the retrofit of residential, commercial or other conventional development patterns.

Designating the Tampa Bay Downs site (See Map 3 of the Northwest background documentation) as a Special Entertainment Center (SEC) intended to encourage mixed-use development, based upon TND principles, that functions as an employment center. The SEC, will be based on the horse racetrack uses, and foster interconnectivity between local and regional neighborhoods, promote economic vitality, efficient transportation, mobility, and a unique sense of place. Additional definition of the SEC will be provided in the plan, and development standards created as part of the Land Development Code through an optional regulatory plan.

Section C

Flexible and innovative mobility options have been identified to offset the deficient street network by:

- Connecting neighborhoods with employment, retail, and education centers through Greenways of equestrian, pedestrian, and bicycle trails integrated with other recreation areas, and ensuring that major streets do not act merely as vehicular thoroughfares but serve pedestrians and bicyclists equally well.

- Requiring town centers designed with mixed-use of sufficient density to support public transit (bus, light rail, and trolley).
- Planning for a transit system that runs frequently and has comfortable waiting facilities.
- Requiring new development to be designed with a continuous local network of roads characterized by short blocks with minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible.
- Creating incentives that provide land use patterns that improve transportation efficiency through internal capture.
- Balancing capital funding of transportation improvements to support right-of-way pedestrian enhancement, and alternative modes of travel, in addition to traditional roadway widening projects.
- Revising design standards to allow low-speed vehicular design within defined community boundaries.

Section D

Social and economic vitality and sustainability has been ensured through:

- Locating and designing civic infrastructure, buildings and services to support town centers and neighborhoods.
- Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.
- Ensuring adequate infrastructure and balancing urban service systems through an equitable assignment of fiscal responsibility between private and public sectors.
- Encouraging economic development opportunities to balance employment opportunities with housing.
- Enable market forces to affect housing type and density without compromising the neighborhood structure.
- Creating economic incentives for the construction of neighborhoods and town centers.
- Stabilizing property values by master planning at the neighborhood and community scale.

Section E

Incentives have been identified for transfer of development rights from areas planned for permanent open space preservation to areas planned as denser cores.

- Permitting development rights to be transferred from reserves, as identified on the Community Plan to town centers to achieve a maximum density of 9 units per acre and an intensity of a 1.0 floor area ratio.
- Requiring each reserve area from which development rights have been transferred to become a permanent part of a Preserve Area.
- Permitting an increase of a maximum of 50% of the transferred development rights to be added to the receiving site.

Section F

A neighborhood plan has been adopted to guide development in and around historic Citrus Park village as shown on Map 2 (of the Northwest background documentation) by:

- Defining an area to be governed by the Citrus Park Village Neighborhood Plan.
- Codifying traditional neighborhood development (TND) regulations for Citrus Park to include a plan, TND code, TND checklist and a zoning overlay defining neighborhood center, neighborhood general and neighborhood edge zones.
- Identifying a greenway network, traffic network, public areas and private areas in the Neighborhood Plan.
- Permitting development which is consistent with the adopted Citrus Park Village codified regulations.

ⁱ CPA 99-35 - Establish a vision and strategies to implement the Northwest Hillsborough/ Citrus Park Community Plan, which includes an area of approximately 37 square miles. Ordinance # 00-36; adopted by BOCC 10/25/00, DCA Notice of Intent published 12/19/00, Tampa Tribune, effective date of amendment 1/9/01.