

PROPOSED POLICIES: January 20, 2021

Planned Villages

There are several areas of the County located outside the Urban Service Area (USA) boundary which continue to experience growth, but include a vision to balance growth with a rural character while providing improvements to supporting infrastructure and services. For Balm specifically, this statement seeks to align with the intent of the Balm Community Plan. These areas may be appropriate for development utilizing tools that incentivize rural and agricultural preservation, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Residential Planned-2 (RP-2), that meet the Planned Villages intent are generally understood to permit greater than 1 unit per 5 gross acres with conditions. Areas that do not meet the Planned Villages policies in RP-2 are permitted for 1 unit per 5 gross acres, which is the base density, unless otherwise specified by existing zoning. Developments may achieve up to a maximum of 2 units per gross acre in the Balm Village Plan Area (per Policy 33.3) and the North Village Plan Area (per Policy 33.4) where community benefits are provided, consistent with Policy 33.7. Up to 4 units per gross acre may be achieved in the North Village Plan Area with Transfer of Development Rights (TDRs). The capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer through payment of fees, construction of supporting infrastructure, or other development agreements.

Objective 33: The purpose of the RP-2 land use category is to discourage the sprawl of low density residential development into rural areas, to protect and conserve agricultural lands, and direct potentially incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). This Objective also recognizes the unique characteristics within selected portions of Hillsborough County and thereby establishes two sub-planning areas or Villages in RP-2 designated land outside the Urban Service Area. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas natural, cultural, and physical assets.

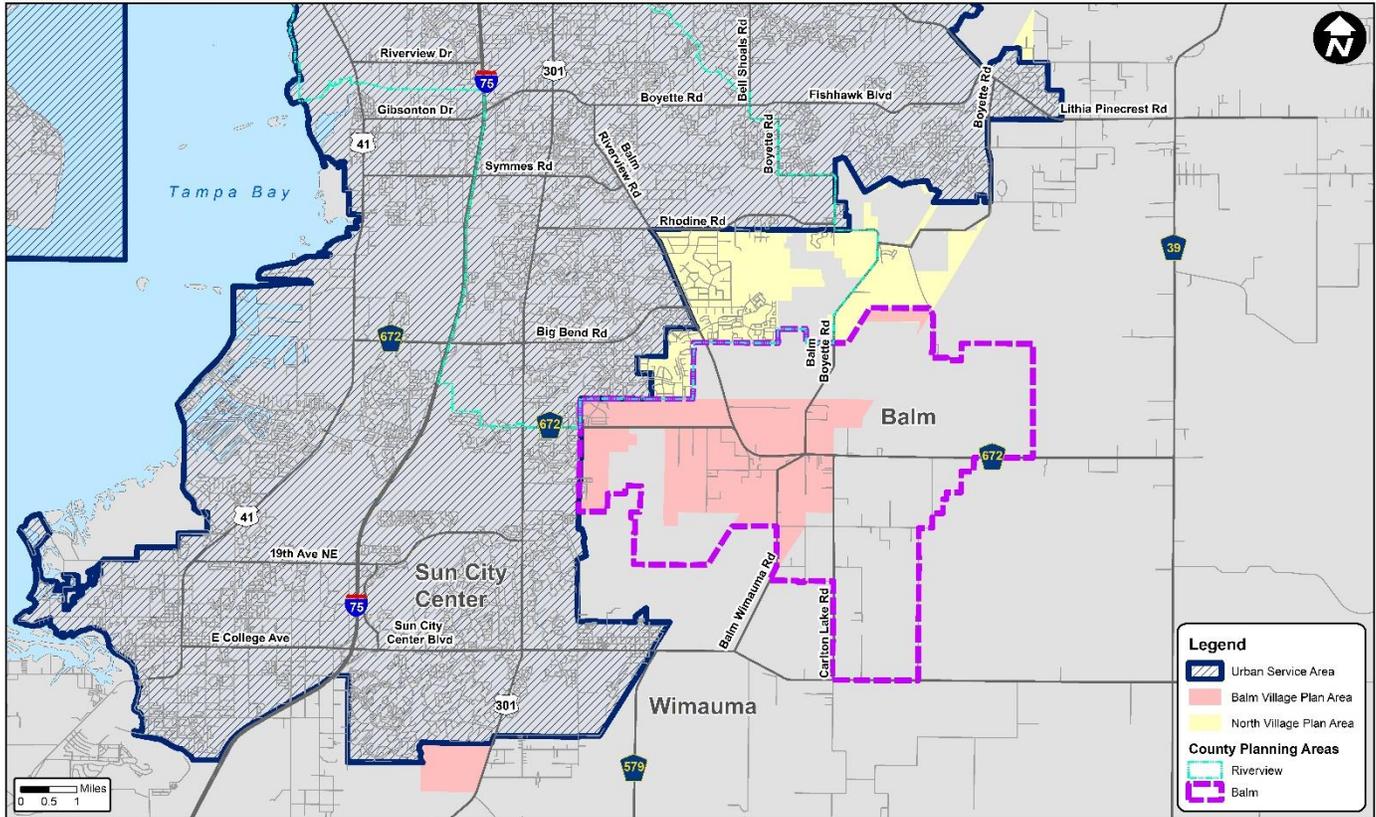
Policy 33.1. Development Intent

Development within the Planned Villages is intended to do the following:

- Preserve the rural character, encourage opportunities for continued agriculture;
- Offset biological and ecological impacts of new development;
- Maintain surface water quality and improve where possible;
- Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
- Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Balance housing with workplaces, jobs, retail and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;

Policy 33.2: Establishment of Sub-Planning Areas and Villages

In response to ongoing development within southern Hillsborough County, a Balm Village Plan Area and North Village Plan has been designated for the Residential Planned (RP-2) land use category consistent with Map 33.1. The purpose is to guide development within the RP-2 designated lands for each specific area. The Balm Village Plan Area and North Village Plan Area maintain standards for development, further defined in Part 5.04.00 of the Land Development Code (LDC) regulations.



Map 33.1: RP-2 Sub Plan Designation Areas Map

The table below displays the amount of development allowable in the North Village Plan Area and the Balm Village Plan Area. More details are provided in Policy 33.3 and Policy 33.4.

DENSITY	NORTH VILLAGE PLAN AREA	BALM VILLAGE PLAN AREA
Base Density	1 du/5 gross acres (unless more intense zoning district present)	1 du/5 gross acres (unless more intense zoning district present)
Max Density	<p><u>Parcels with 50 Acres or greater:</u></p> <p>2 du/gross acre</p> <ul style="list-style-type: none"> with <i>design rules (planned villages and community benefits)</i> from Part 5.04.00 of the LDC 40% or more open space <p>4 du/gross acre with TDRs</p>	<p><u>Parcels with 160 acres or greater:</u></p> <p>2 du/gross acre</p> <ul style="list-style-type: none"> with <i>design rules (planned villages and community benefits)</i> from Part 5.04.00 of the LDC 40% or more open space <p><u>Parcels less than 160 acres</u> (aggregation can occur per Policy 33.3)</p> <p>1 du/5 gross acres</p>

Density calculations for new development, after the effective date of HC/CPA 20-11, in the RP-2 land use category within the Rural Service Area will be based on upland areas; no density credits will be assigned to wetland areas for new development.

Developments approved prior to the effective date of HC/CPA 20-11 will retain approved wetland density credits, including in modifications to existing development approvals.

Policy 33.3 Balm Village Plan Area

The Balm Community Plan, found in the Livable Communities Element of the Comprehensive Plan and Figure 23A (Balm Community Plan Concept Map), identify the vision and goals for this sub-planning area. To address these goals while balancing growth within the Balm Village Plan Area a two-tiered approach in the application of densities and intensities shall be applied for parcels (1) 160 acres or greater, and (2) less than 160 acres. The purpose is to promote development in a compact form providing for the rural character and preservation of open spaces as part of the development program. Each tier provides standards for development including provisions for residential development. In addition, to address the desired rural character of the area, the Balm Village Plan Area serves as a “sending area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions.

1. **Designated Parcels 160 Acres or Greater:** Developments that seek to develop up to 2 units per gross acre must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan and establish this open space as conservation easement. Conservation easements must be in favor of, accepted and recorded by the Hillsborough County Board of County Commissioners. Open Space shall be consistent with the Comprehensive Plan or as defined in the LDC Planned Village Section 5.04.00 requirements. Community benefits are required in the RP-2 land use category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, commercial uses, preservation of open space, and the protection of the environment. The ability to obtain the maximum intensities and/or densities permitted is dependent on meeting the LDC Planned Village Section 5.04.00 requirements and the Planned Village concept described in Policies 33.5 to 33.10, except as noted in the zoning exceptions in Policy 33.5.
2. **Designated Parcels Less than 160 Acres:** To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 160 acres, properties must aggregate with adjacent properties to a total of 160 acres or greater and shall comply with Policy 33.3.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.4: North Village Plan Area

The North Village Plan Area includes a two-tiered approach that differs from the Balm Village Plan Area due to the availability of developable acreage. The application of densities and intensities shall be applied for parcels (1) 50 acres or greater, and (2) less than 50 acres.

1. **Designated Parcels 50 Acres or Greater:** The ability to develop tracts of lands in the RP-2 land use category in the North Village Plan Area as shown on Map 33.1 may be accomplished at densities of up to 2 units per gross acre, if the development is 50 Acres or Greater and can be shown to meet the intent of the Planned Village concept described in Policies 33.5 – 33.10 except as noted in the zoning exceptions in Policy 33.5. Community benefits are also required based on Policy 33.7. Developments must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan and establish this open space as a

conservation easement. Conservation easements must be accepted and recorded by the Hillsborough County Board of County Commissioners. As a “receiving area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions, up to 4 units per gross acre may be accomplished with Transfer of Development Rights (TDRs).

3. **Designated Parcels Less than 50 Acres:** To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 50 acres, properties must aggregate with adjacent properties to a total of 50 acres or greater and shall comply with Policy 33.4.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.5: Zoning Conformance Exception

Parcels within the RP-2 land use category shall not be subdivided into smaller parcels to avoid the RP-2 criteria and requirements applicable to larger parcels, except with the following:

1. Some parcels within the RP-2 land use category may carry a zoning district more intense and permit densities greater than 1 unit per 5 gross acres prior to the application of the RP-2 designation on a parcel.
2. Siting for public facilities are not subject to density or intensity standards.
3. Zoning granted prior to the adoption of these Planned Villages polices are considered conforming with the Plan and may develop in accordance with the applicable underlying zoning district as adopted. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.3.and 33.4.

Policy 33.6: Design Rules

Part 5.04.00 of the LDC includes design rules. These rules must be met for an applicant to receive density greater than 1 unit per 5 gross acres. The design rules include site plan principles related to form, mixture of housing types and lot sizes, buffering and screening, open space, and transportation (mobility).

Policy 33.7: Community Benefits and Services

In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be provided for parcels pursuant to Policy 33.3 or 33.4. The community benefits provide options for receiving densities up to 2 dwelling units per gross acre as identified in the table below and in compliance with Part 5.04.00 of the LDC.

- The Balm Village Plan Area may receive a maximum density of 2 dwelling units per gross acre, consistent with Policy 33.3, through the PD process for providing community benefits for parcels 160 acres or greater.
- The North Village Plan Area may receive a density increase up to 2 dwelling units per gross acre, consistent with Policy 33.4, through the PD process for providing community benefits for parcels 50 acres or greater.

See the following table for a listing of the community benefits further described in Part 5.04.00 of the LDC:

	COMMUNITY BENEFITS	DENSITY/NO. OF BENEFITS
Base Density	1 dwelling unit per 5 gross acres / 0.2 dwelling units per 1 gross acre (unless more intense zoning district present)	
Max Density	Up to a maximum of 2 dwelling units per 1 gross acre with community benefits	
	A) Construct on-site non-residential uses (limited to those provided in Section 5.04.03.2(a) of the LDC) at a minimum FAR of 0.75 within the required Neighborhood Center acreage size. Non-enclosed uses shall contribute a maximum of 37.5% of the minimum FAR.	0.5 du/ga
	B) Construct off-site Regional Commercial of at least 30,000 square feet in downtown Balm or within the commercial nodes depicted on (Figure 5.04-2 of the LDC) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the rezoning process that the connections can be completed by the applicant. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.	1.0 du/ga
	C) Construct additional multimodal connections that are above what is required per this Code. Connections to include (publicly accessible vehicle, bicycle, and pedestrian connections such as separated bicycle facilities, trails, or local roadway connections which are to connect to existing commercial development. Must include at least two connections and be publicly accessible along the right-of-way.	0.25 du/ga
	D) Dedicate on-site land for non-residential uses (acreage based on market study – at least 1 acre) use for public use before commercial is constructed	0.25 du/ga
	E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County’s CIP and must be approved by the BOCC.	0.10 du/ga
	F) Four or more different housing types (Per Section 5.04.05 – A of the LDC) - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules.	0.50 du/ga
	G) Provision of 1 acre or greater lot sizes along 70 percent of the Neighborhood’s perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet, where permitted relative to the distance from the Neighborhood Center.	0.50 du/ga
	H) Land dedication: Public parks and public civic/ community uses (community centers, libraries, fire or police stations) in addition to the off-site Village Center and on-site Neighborhood Center square footages to be approved by County staff based on the use and location. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication for the use to be constructed within 5 years of the rezoning.	0.25 du/ga
	I) Land dedication and connecting infrastructure: to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County)	0.50 du/ga
	J) Project site built using green or conservation building program approved by the County to be determined at the PD phase.	0.50 du/ga
	K) Land dedication for ELAPP. At least 10 percent of site.	0.50 du/ga
	L) Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long Range Transportation Plan.	0.25 du/ga
	M) Buffering/screening: Provide additional screening/buffering greater than the minimums found in Table 5.04-2 of the Land Development Code.	0.5 du/ga

Policy 33.8: Community Connectivity

Achieving adequate road connectivity is a high priority in RP-2 designated areas. RP-2 projects shall be designed to the greatest extent possible to connect roadways and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies. Gates or other security measures that inhibit connectivity, vehicular or pedestrian, shall not be permitted on through and connecting streets between developments. Gates shall only be permitted internal to the development and shall comply with the County's Land Development Code Article VI.- Emergency Access to Gated Developments. RP-2 properties shall designate future connectivity through the PD process to undeveloped RP-2 properties to promote interconnectivity between the properties and create internal connections.

To plan for the area, a multimodal mobility master plan shall be developed to identify existing roadways that need improvement and to identify a multimodal local street network that connects residential and future commercial nodes to focus future investments. These roadways are in addition to what is shown on the Hillsborough County Corridor Preservation Plan map of the Transportation Element of the Comprehensive Plan. Future development shall be consistent with the map.

Where possible and feasible Vision Zero principles shall be incorporated into all mobility facility improvements, regardless of whether improvements are made by the developer or County.

Policy 33.9: Wastewater/Water

1. Developments within the RP-2 land use plan category shall be consistent with the utilities extension policies in the One Water Chapter of the Comprehensive Plan.
2. Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well site away from the parent parcel shall be allowed provided the parent parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in section 6.11.76, LDC not as Planned Developments.

Policy 33.10: Capital improvements

All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, fire, police, schools (with necessary transportation infrastructure to support a school use), parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

Policy 33.11 School Sites

Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites.

Policy 33.13 Residential Support Uses

Lands of three (3) acres or less designated for residential support uses within a planned village (PD) of similar size, scale and massing to the prevailing residential uses shall not be subtracted from residential density calculations.

Policy 33.14 Agriculture

1. Up to 50% of the planned village open space requirement may be satisfied by agricultural uses.
2. Agricultural uses may include co-operative farming, agrihoods defined as an organized community that integrates agriculture into a residential neighborhood, and other uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.