



Hillsborough
Planning Commission
CLC UPDATE

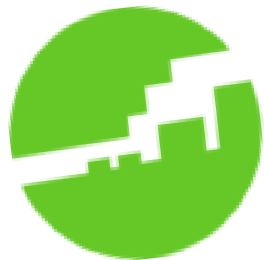
Public Workshop
11.01.21



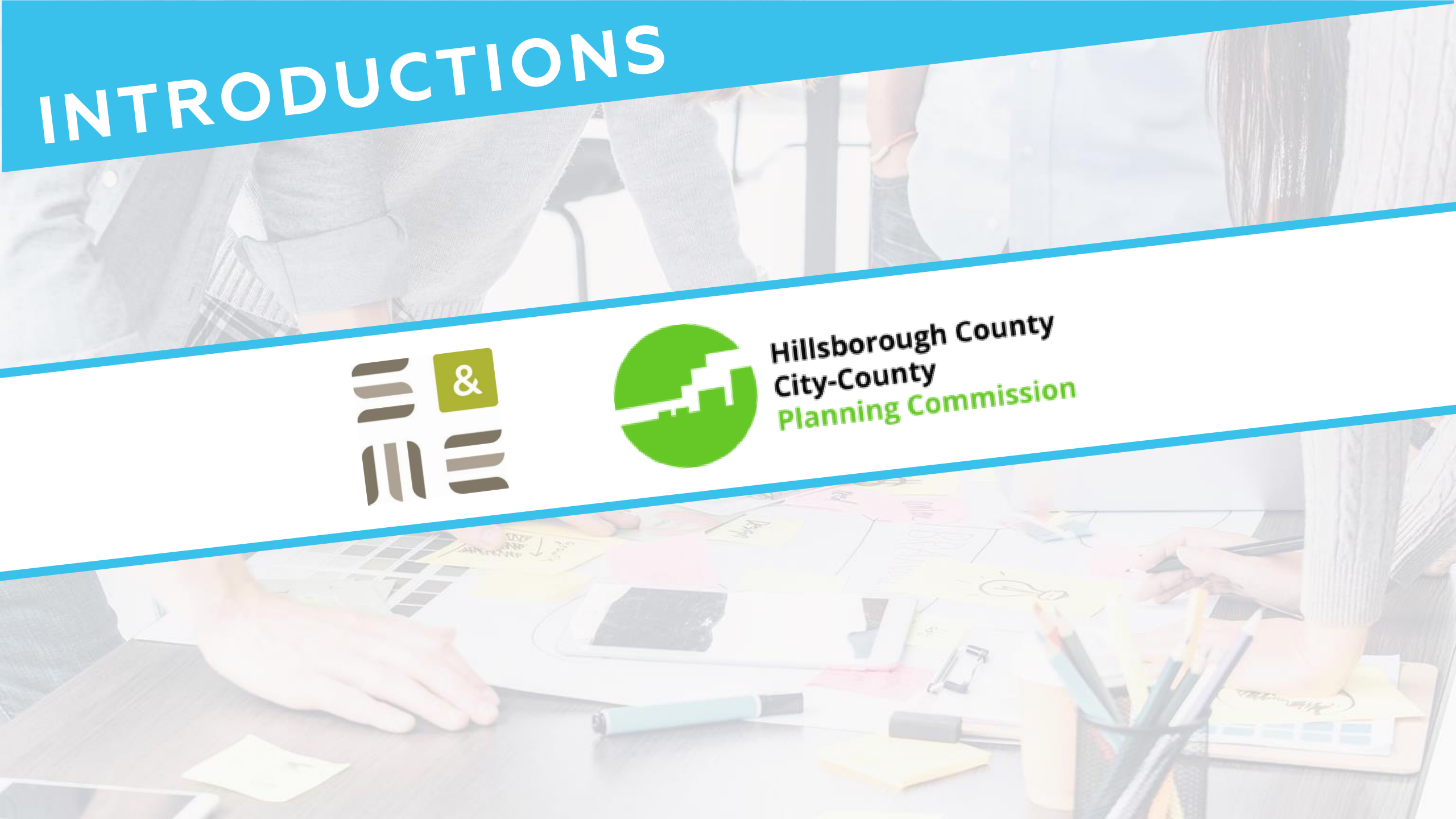
AGENDA

- 1** **Introductions**
- 2** **The Commercial Locational Criteria (CLC)**
- 3** **Research & Analysis Process**
- 4** **Public Engagement Opportunities & Schedule**
- 5** **Discussion & Next Steps**

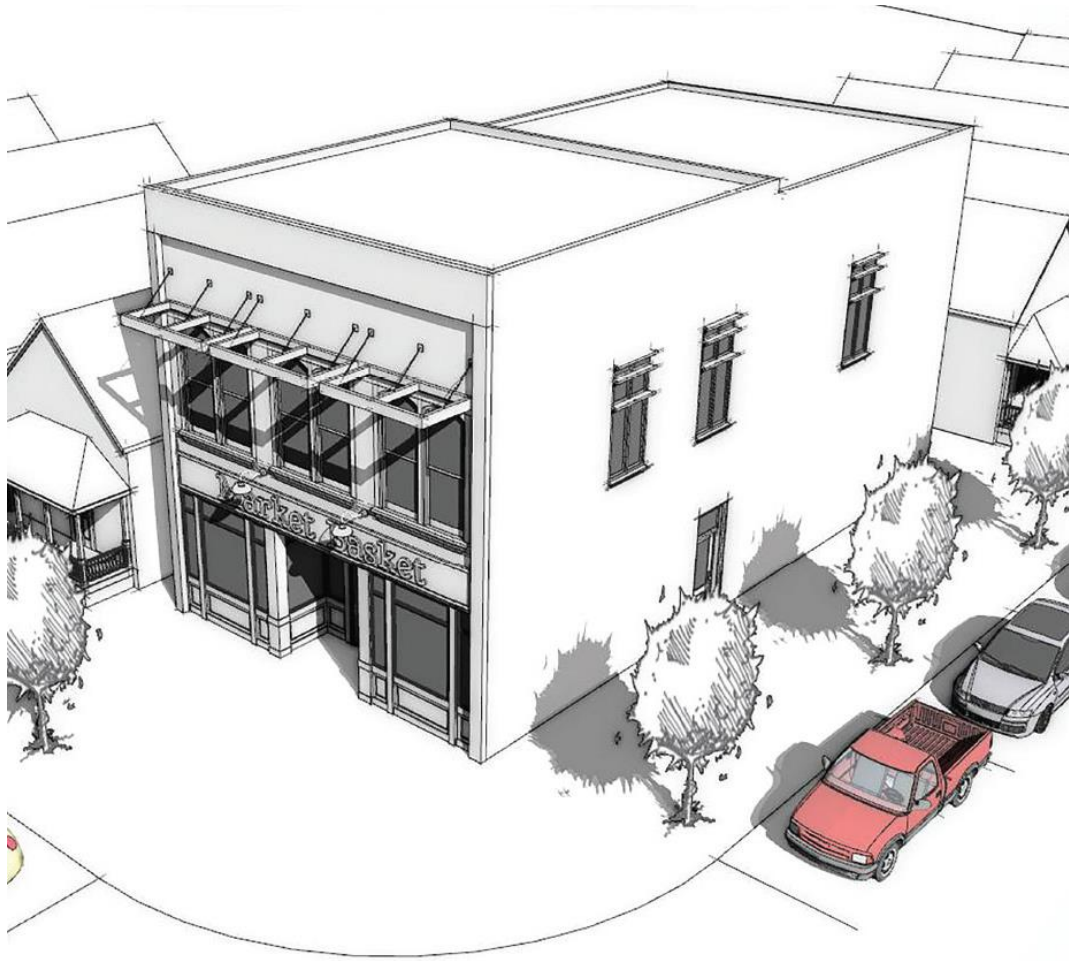
INTRODUCTIONS



Hillsborough County
City-County
Planning Commission



THE CLC



The CLC of the Comprehensive Plan was established to ensure that:

- ❖ residents can meet their **daily needs** for goods and services within a reasonable distance from their neighborhood
- ❖ commercial activities are integrated seamlessly into nearby residential neighborhoods
- ❖ new commercial which services nearby neighborhoods do not require a Comprehensive Plan amendment

THE CLC

Daily needs typically include...



Fresh Foods



Prof. Services



Health Care



Gas Stations

THE CLC



Neighborhood



Community



Regional

Commercial Service Areas

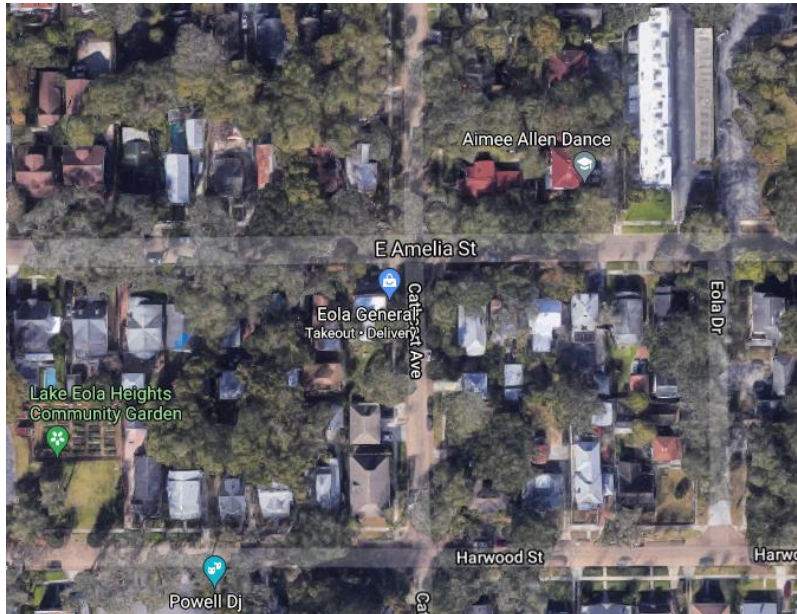
THE CLC



BAKERSFIELD
THE SOUND OF *Something Better*



CITY OF ORLANDO



THE CLC

opportunities for improvement

- 1 Revise outdated language
- 2 Identify ways to limit the frequency of waiver requests
- 3 Reflect the current realities of the commercial marketplace and the community's desire for more pedestrian/bicycle/transit opportunities
- 4 Ensure standards are in place to require a more harmonious integration into nearby neighborhoods



What direction do prior County planning documents provide for this effort?

- Address transportation and access issues
- Accommodate for pedestrian, cyclists, and transit users
- Support the creation/retention of town centers
- Implement CLC only in locations desired by the community

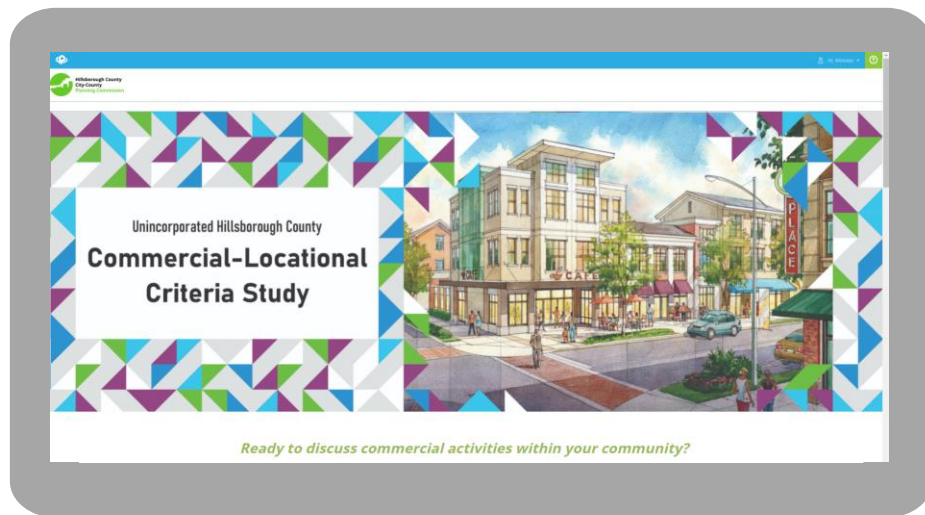


Best Practices Literature Review

How are other comparable/notable communities accomplishing this?

- Few communities permit neighborhood-serving commercial within residential areas
- Where permitted, most communities require a commercial rezoning supplemented with additional compatibility, buffering, and locational requirements
- Principles are established within the Comprehensive Plan; Criteria are established within the LDR

PUBLIC ENGAGEMENT

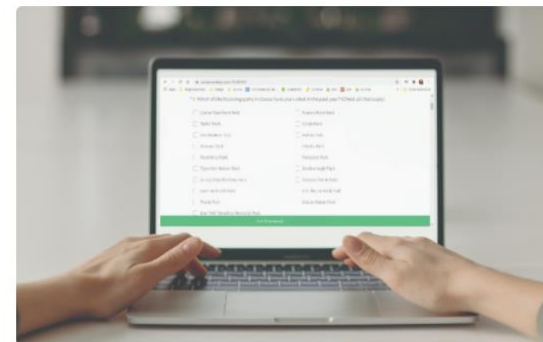


Community Idea Wall

Would you love the ability to walk to your neighborhood convenience store? Do you think there is too much retail activity within the your community? Do you have an idea for how best to incorporate commercial activity near your neighborhood? Let us know by posting on the Community Idea Wall!

START 28 Sep 2021 END 28 Jan 2022

Add Your Idea



Public Survey

Your input is important to the success of this Study. Please consider taking this brief survey to help us understand your preferences regarding commercial services near your neighborhood.

START 28 Sep 2021 END 28 Jan 2022

Take The Survey

tinyurl.com/HillsboroughCLC



Scan Me!

PUBLIC ENGAGEMENT



PC Briefing

01



Public Workshops

02



Stakeholder Sessions

03



BOCC Briefings

07

PUBLIC ENGAGEMENT



- Requirements for **accessibility** and **connectivity** for new development must be **context sensitive**
- Identify opportunities for the CLC to address **communities unable to meet their daily needs**
- Residents are **willing to walk** to meet their daily needs if pedestrian facilities are readily available
- Empower communities to determine the **appropriateness of the CLC within their neighborhoods**

DISCUSSION



NEXT STEPS



- Begin the case study analysis
- Continue the public input process
 - 2nd Community Meeting – 3rd Week in Jan. 2022
- Draft the first update to the CLC
 - Available for review on County Website

CONTACT US

**Andrea
Papandrew**

Planning Commission
Planner II



papandrewa@plancom.org



(813) 665-1331



Public Input Website

[Tinyurl.com/HillsboroughCLC](https://tinyurl.com/HillsboroughCLC)



County Project Website

[https://planhillsborough.org/
commercial-locational-criteria-study/](https://planhillsborough.org/commercial-locational-criteria-study/)



THANK YOU!

