

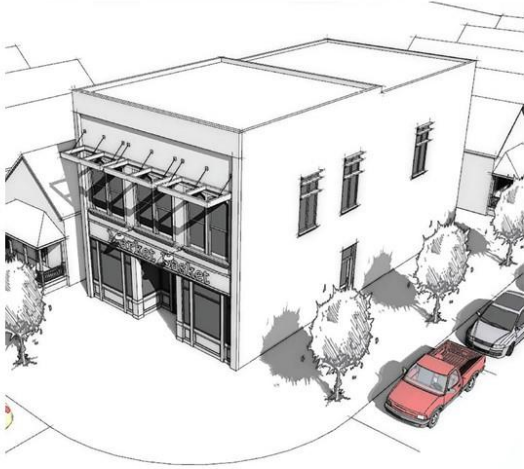
MEETING PRESENTATION



# AGENDA

- 1 Introductions
- 2 The Commercial Locational Criteria (CLC)
- 3 Public Engagement
- 4 Proposed Changes
- 5 Design Criteria
- 6 Discussion
- 7 Next Steps

## 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 requires a rezoning but not a Comprehensive Plan amendment

## THE CLC

**Neighborhood Serving Commercial . . .**



Fresh Foods



Prof. Services




Health Care



Restaurants



# 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 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](https://tinyurl.com/HillsboroughCLC)

# PUBLIC ENGAGEMENT

**METHODS**

- ❖ Planning Commission Project Page
- ❖ Interactive Project Website
  - ❖ Brief Survey
  - ❖ Community Comment Wall
- ❖ Newspaper Advertisements
- ❖ Plan Hillsborough Social Media Posts
- ❖ Partnership with Hillsborough County Communications
- ❖ Plan Hillsborough Newsletters
- ❖ APA Sun Coast Blast
- ❖ USF Student Planning Organization
- ❖ Citizen Questions

**MEETINGS**

- ❖ 12 Individual Interviews with BOCC
- ❖ 1 Group Interview with Planning Commission + 2 Briefings
- ❖ 4 Community Meetings
- ❖ Meetings with County Staff
- ❖ 4 Stakeholder Interviews
  - Group A: Development Community
  - Group B: Transportation Advocates & Organizations
  - Group C: Engaged Citizens and Groups, including Neighborhood Associations, ULI, YIMBY, Tampa Bay EDC, UACDC, Hillsborough County Economic Development & Affordable Housing

## PUBLIC INPUT



- Accessibility and connectivity must be context sensitive
- Assist communities unable to meet their daily needs
- Residents are willing to walk if pedestrian facilities are readily available
- Revisions should not conflict with the Community Plans, some of which protect the rural areas
- Empower communities to determine the appropriateness of the CLC within their neighborhoods

## PROPOSED CHANGES

### MAJOR REVISIONS TO OBJECTIVE 22

**Applicability.** Clarifies that the primary intent of Obj. 22 is to encourage the provision of neighborhood-scale commercial uses closer to residents which can meet their daily needs for goods and services.



**Land Uses.** Revises and defines what land uses categories are applicable to the provisions of the CLC.

**Location.** Relies on the classification of roadways shown on the Context Classification Map to determine appropriate locations for neighborhood commercial instead of the Cost Affordable Map.



## PROPOSED CHANGES

### MAJOR REVISIONS TO OBJECTIVE 22

**Node Separation.** Requires a minimum distance between commercial nodes (based upon the context classification(s) of roadways forming the intersection) to prevent the proliferation of commercial activities within established rural and residential communities.

**Business/Tenant Scale.** Limits the scale of commercial uses within agricultural, low density residential, and industrial land uses to 20,000 ft<sup>2</sup> – with the sole exception being grocery stores (50,000 ft<sup>2</sup> max.).



**Commercial Quadrant Scale.** Establishes limits on the total square footage of commercial activities permitted at each node.

## PROPOSED CHANGES

### MAJOR REVISIONS TO OBJECTIVE 22

**Waiver Eligibility.** Limits waivers to the provisions of Obj. 22 to *building placement* (when onsite development constraints exist) and *node separation* (when it will not result in strip development or impacts to nearby residents).



**Note.** Existing opportunities for waivers from the *locational* and *intersection distance* criteria have been removed, as these standards have been reworked and improved as part of this update.

**New FLUC.** Establishes a new Future Land Use category (NMU-6), which can accommodate commercial and office developments that exceed the 'neighborhood commercial' definition without also greatly increasing density.

# PROPOSED CHANGES

## MAJOR REVISIONS TO OBJECTIVE 22



**Design.** Encourages or requires new neighborhood commercial activities permitted under the provisions of the CLC be designed in a manner which reflect quality design principles (e.g., landscaping, lighting, fenestration, etc.)

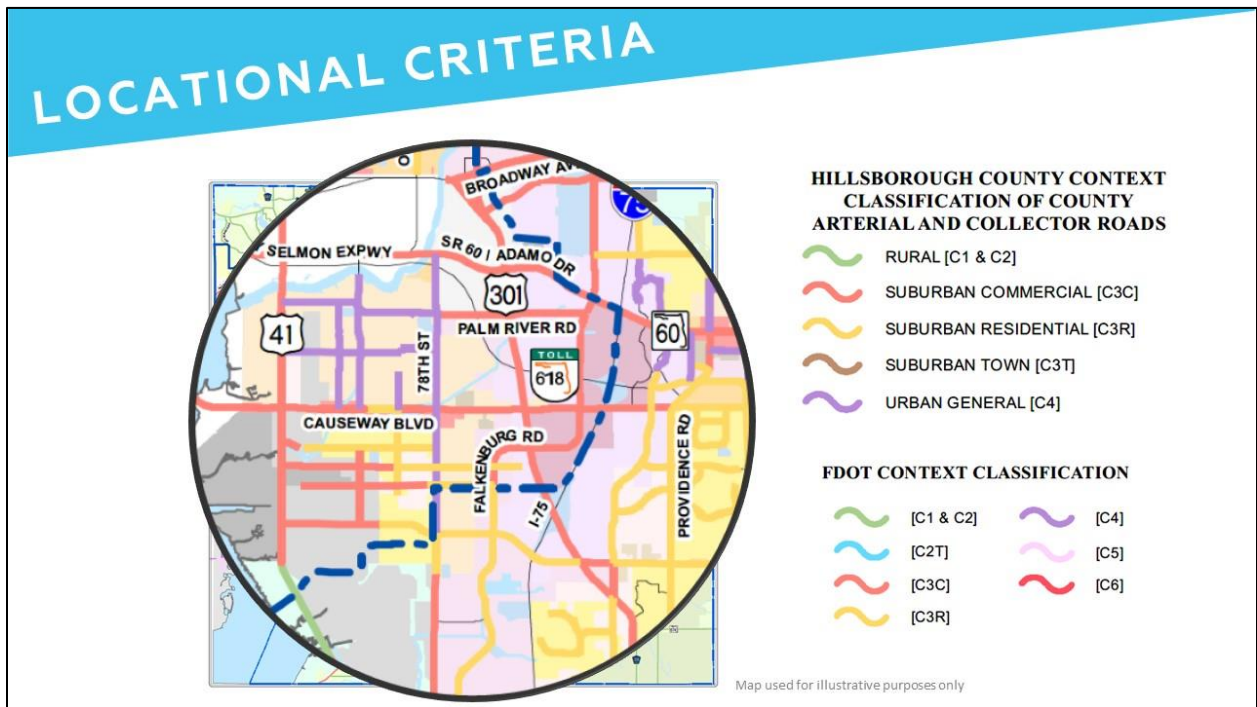
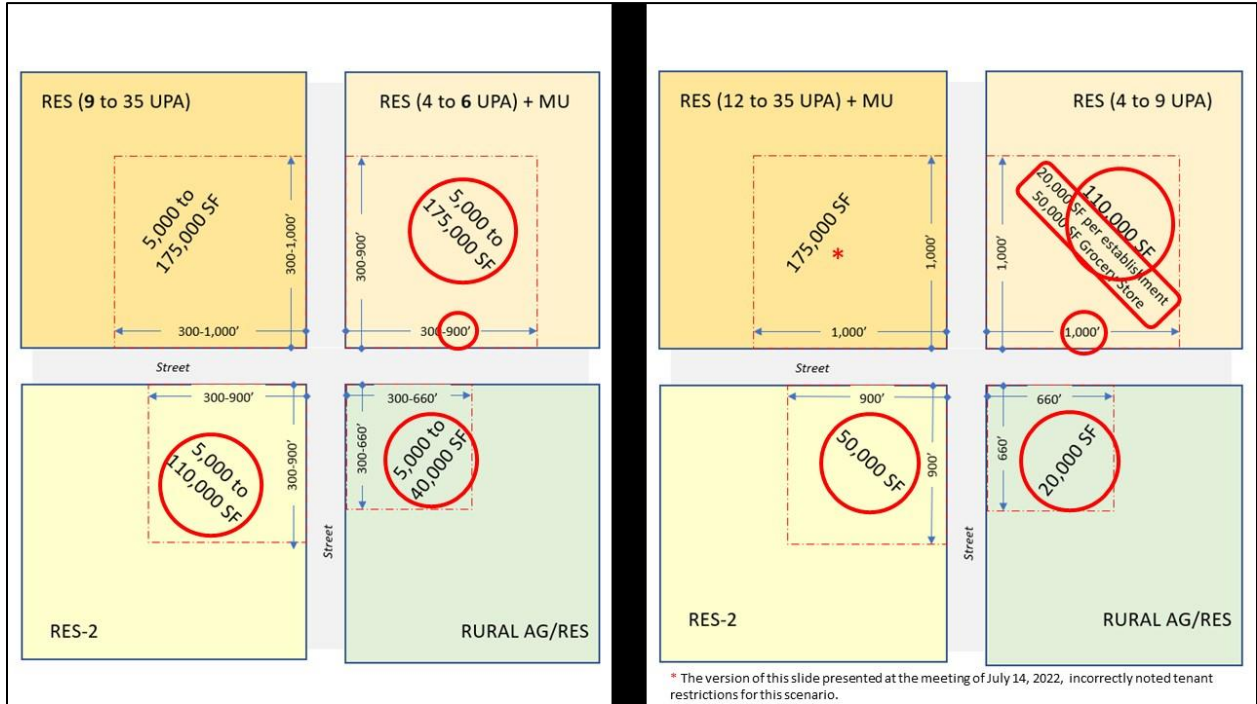
**Connectivity.** Encourages or requires context-sensitive connections to adjacent streets, sidewalks, and neighborhoods whenever practicable.

**Community Plans.** Requires that new neighborhood commercial activities be consistent with the locational and design provisions of any applicable Community Plan within the Livable Communities Element.

Hillsborough County Neighborhood Commercial Locational Criteria Table

	FLU	Commercial Zoning (Uses)	Roads (minimum classification)	Lanes (min)	Distance (+75% rule)	Floor Area Ratio	Max. GFA per Quadrant	Max GFA per Tenant
NEIGHBORHOOD	LI, LI-P, HI, RCP	CN (limited per Policy 22.3.a)	Context Classified Road/Major Local	2	900'	0.75	30,000	NA
	AM, A, AR	CN (limited per Policy 22.3.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	2	660'	0.25	20,000	NA
	AE							
	RES-1	CN (limited per Policy 22.3.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	2	900'	0.25	50,000	20,000 (50,000 grocery stores)
	RES-2							
	RES-4							
	RES-6	CN (limited per Policy 22.3.a)	Context Classified Road/Major Local	2	1,000'	RES-4 and 6: 0.25 RES-9: 0.35	110,000	20,000 (50,000 grocery stores)
RES-9								
COMMUNITY	NMU-4	CN, CG	Context Classified Road/Major Local	2	1,000'	NMU-4: 0.25 NMU-6: 0.35	175,000	NA
	NMU-6							
	RES-12	CN, CG	Context Classified Road/Major Local	2	1,000'	0.35	175,000	NA
	RES-16							
	RES-20							
	RES-35	CN, CG, CI, M	Context Classified Road/Major Local	2	1,000'	0.25	175,000	NA
	SMU-6							
REGIONAL	OC-20*	CN, CG, CI	NA	NA	NA	0.35 (0.75 non-retail)	350,000	NA
	CMU-12*	CN, CG, CI, M	NA	NA	NA	0.5 FAR	650,000	NA
	UMU-20*	CN, CG, CI, M	NA	NA	NA	1.0	Per FAR	NA
	ICMU-35*	CN, CG, CI, M				2.0		
	RMU-35*	CN, CG, CI, M				2.0		

\* Not subject to Objective 22





# LOCATIONAL CRITERIA

Hillsborough County Neighborhood Commercial Locational Criteria Node Separation Table

Roadway Classification	Rural	Suburban Commercial	Suburban Residential	Suburban Town	Urban General	Major Local
Rural	2 miles	2 miles	2 miles	2 miles	2 miles	2 miles
Suburban Commercial	2 miles	None	1	None	None	1
Suburban Residential	2 miles	1	1	1	1	1
Suburban Town	2 miles	None	1	None	None	1
Urban General	2 miles	None	1	None	None	1
Major Local	2 miles	1	1	1	1	Prohibited

# DESIGN CRITERIA

- Building Placement
- Site Access & Circulation
- Compatibility
- Building Design

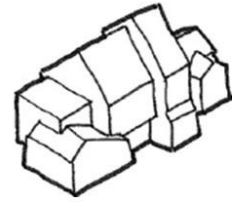


Renderings used for illustrative purposes only

# DESIGN CRITERIA

## Building Design

- Massing
- Facades appearance/architecture
- Proportion of windows
- Landscaping / Buffers
- Lighting
- Low Impact Development practices



Renderings used for illustrative purposes only

# DISCUSSION

## design standards



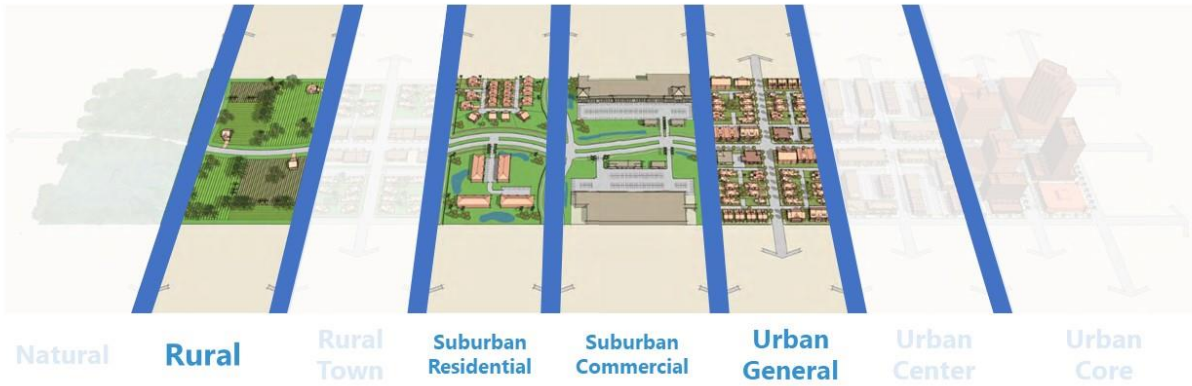
# DISCUSSION

## building placement



# DISCUSSION

## tenant size limitations



# DISCUSSION

## gas stations in rural areas



Rural

# DISCUSSION

## office uses at intersections



## NEXT STEPS



- I. Revise Draft CLC Language
- II. August 8<sup>th</sup> - PC Hearing
- III. August 11<sup>th</sup> - BOCC Transmittal Hearing
- IV. October 13<sup>th</sup> - BOCC Adoption

## CONTACT US

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Executive Planner



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**Public Input Website**

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

**Andrea  
Papandrew**  
Planning Commission  
Planner II



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(813) 665-1331 



**County Project Website**

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

**THANK YOU!**

