



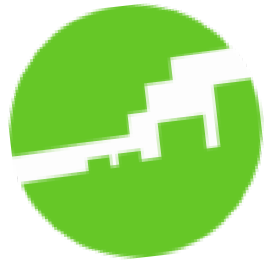
# Hillsborough Planning Commission CLC UPDATE

## Community Meeting #5

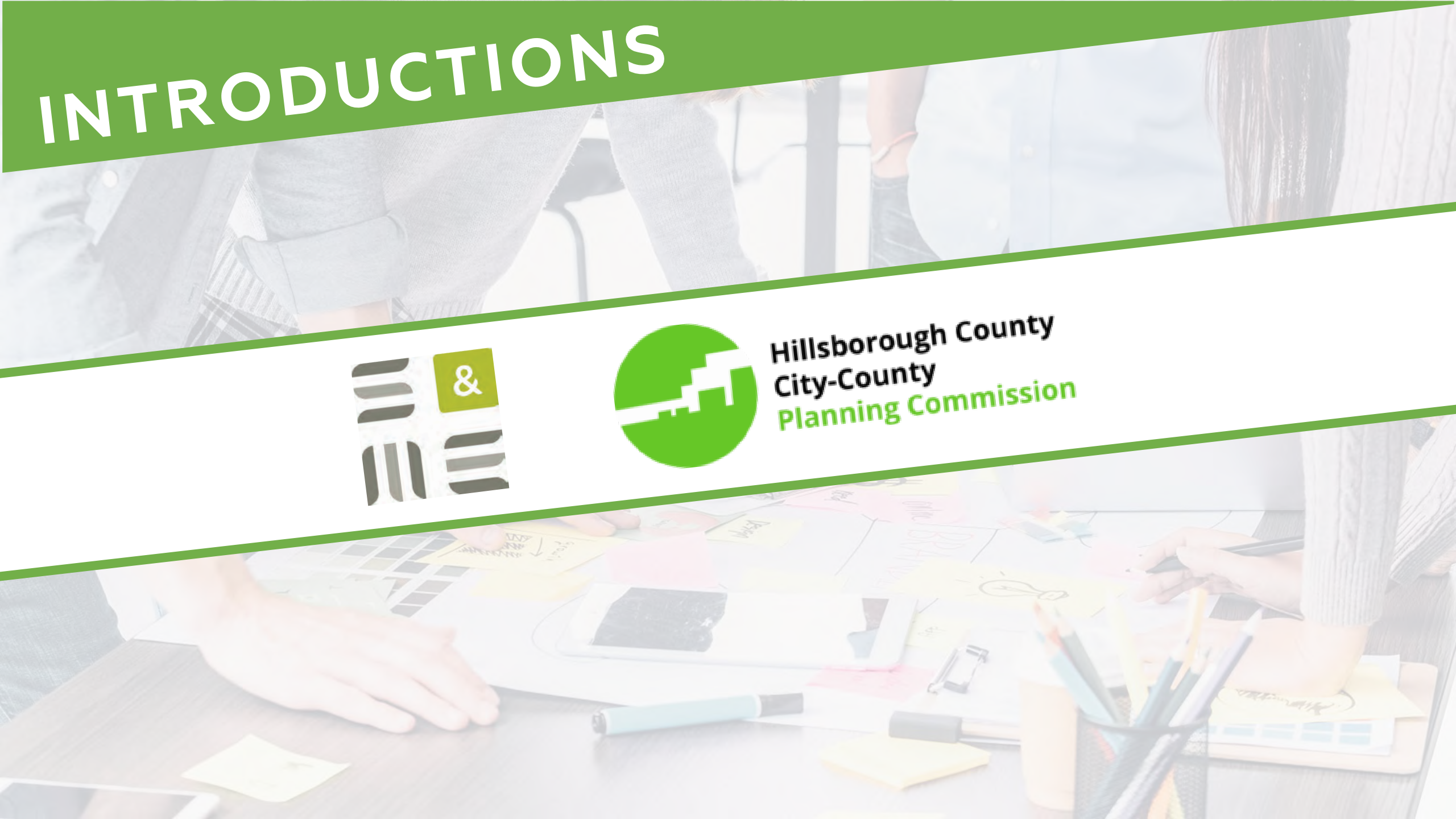
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# INTRODUCTIONS



**Hillsborough County  
City-County  
Planning Commission**



## This update is intended to ensure that new commercial developments:

- ❖ Assist residents in meeting their **daily needs** for goods & services within a reasonable distance from their neighborhood
- ❖ Reflect the character of their surrounding community through **context-sensitive** building, design, and connectivity standards
- ❖ Result in **orderly, compact** development patterns



## Objective 22:

Commercial uses may be permitted within future land use categories where commercial is not the primary use allowed. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established within the following policies, which are intended to:

- a. provide a means of ensuring appropriate commercial nodes are located within a reasonable distance from users
- b. ensure the proposed commercial development is generally consistent with the surrounding character in scale and design
- c. concentrate commercial uses at nodes to prevent the proliferation of strip commercial development

## Policy 22.1:

The Commercial-Locational Criteria established in this Objective shall only apply within the following agricultural, residential, industrial, and mixed-use future land use categories. In the NMU-4, NMU-6 and SMU-6 Future Land Use categories, however, the Commercial-Locational Criteria shall only apply to free-standing commercial uses that are not part of a mixed-use development.

### **Rural Residential/Agriculture:**

- Agricultural/Mining - 1/20 (AM-1/20)
- Agricultural - 1/10 (A-1/10)
- Agricultural/Rural - 1/5 (AR-1/5)
- Agricultural Estate - 1/2.5 (AE-1/2.5)
- Residential - 1 (RES-1)

### **Residential:**

- Residential - 2 (RES-2)
- Residential - 4 (RES-4)
- Residential - 6 (RES-6)
- Residential - 9 (RES-9)
- Residential - 12 (RES-12)
- Residential - 16 (RES-16)
- Residential - 20 (RES-20)
- Residential - 35 (RES-35)

### **Industrial:**

- Light Industrial Planned (LI-P)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Research/Corporate Park (RCP)

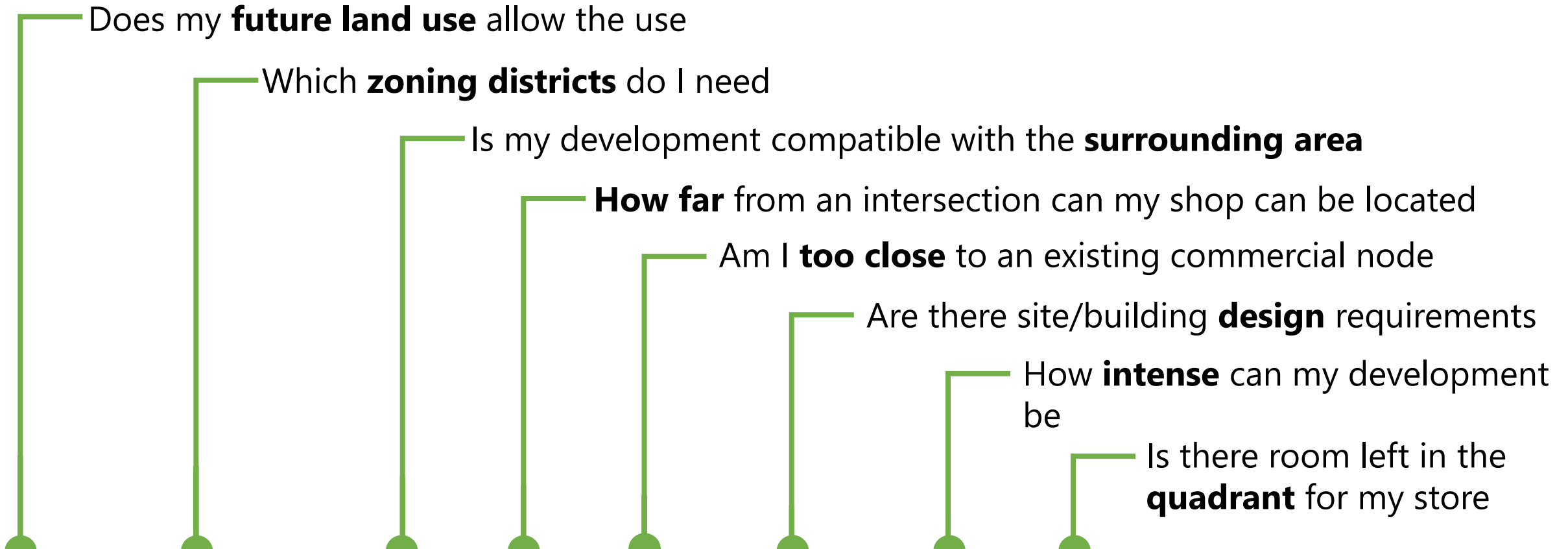
### **Mixed-Use:**

- Neighborhood Mixed Use - 4(3) (NMU-4(3))
- Neighborhood Mixed Use - 6 (NMU-6)
- Suburban Mixed Use - 6 (SMU-6)

## **Policy 22.2:**

Commercial development proposed under this Objective 22 shall meet the provisions outlined in Table 1 and the subsequent policies, which detail the requirements.

**Imagine.** You're an entrepreneur seeking to establish a small coffee shop in a predominately residential area of the County. Using the Master Table (Policy 22.1), you can identify:



FLU	Commercial Zoning (Uses)	Roads (minimum classification)	Distance (+75% rule)	Node Separation (Pol. 22.3)	Building Placement & Design (Pol. 22.4)	Floor Area Ratio	Max. GFA per Quadrant	Max GFA per Tenant
LI, LI-P, HI, RCP	CN (limited per Policy 22.4.a), CI, M	Context Classified Road/Major Local	900 <sup>***</sup>	Yes <sup>**</sup>	Yes <sup>**</sup>	0.75	30,000 <sup>**</sup>	NA
AM, A, AR	CN (limited per Policy 22.4.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	660'	Yes	No	0.25	20,000	NA
AE				Yes	No			

	FLU	Commercial Zoning (Uses)	Roads (minimum classification)	Distance (+75% rule)	Node Separation (Pol. 22.3)	Building Placement & Design (Pol. 22.4)	Floor Area Ratio	Max. GFA per Quadrant	Max GFA per Tenant
NEIGHBORHOOD	LI, LI-P, HI, RCP	CN (limited per Policy 22.4.a), CI, M	Context Classified Road/Major Local	900'***	Yes**	Yes**	0.75	30,000**	NA
	AM, A, AR	CN (limited per Policy 22.4.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	660'	Yes	No	0.25	20,000	NA
	AE				Yes	No			
	RES-1				Yes	No			
	RES-2	CN (limited per Policy 22.4.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	900'	Yes	Yes	0.25	50,000	20,000 (50,000 grocery stores)
	RES-4	CN (limited per Policy 22.4.a)	Context Classified Road/Major Local	1,000'	Yes	Yes	RES-4 and 6: 0.25 RES-9: 0.35	110,000	20,000 (50,000 grocery stores)
	RES-6				Yes	Yes			
	RES-9				Yes	Yes			
	NMU-4	CN, CG	Context Classified Road/Major Local	1,000'	Yes	Yes	NMU-4: 0.25 NMU-6: 0.35	175,000	NA
	NMU-6				Yes	Yes			
COMMUNITY	RES-12	CN (limited per Policy 22.4.a)	Context Classified Road/Major Local	1,000'	Yes	Yes	0.35	175,000	NA
	RES-16				Yes	Yes			
	RES-20				Yes	Yes			
	RES-35				Yes	Yes			
	SMU-6	CN, CG, CI, M	Context Classified Road/Major Local	1,000'	Yes	No	0.25	175,000	NA
	OC-20*	CN, CG, CI	NA	NA	No	No	0.35 (0.75 non-retail)	350,000	NA
	CMU-12*	CN, CG, CI, M	NA	NA	No	No	0.5 FAR	650,000	NA
REGIONAL	UMU-20*	CN, CG, CI, M	NA	NA	No	No	1.0	Per FAR	NA
	ICMU-35*	CN, CG, CI, M			No	No	2.0		
	RMU-35*	CN, CG, CI, M			No	No	2.0		

\* Not subject to Commercial-Locational Criteria

\*\* Not applicable in the CI and M zoning districts



## Policy 22.3:

Commercial uses shall meet the following provisions:

- a. ***Location.*** Commercial uses established as part of this Objective must be located at intersections of roadways given a context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map, as applicable, or at the intersection of one of those roadways with a *major local roadway* (as defined in this Plan). Three way, or “T” intersections are considered full intersections for locational purposes.
- b. ***Roadway characteristics.*** At least two travel lanes of traffic (one in each direction) are required on both roadways.

## Policy 22.3:

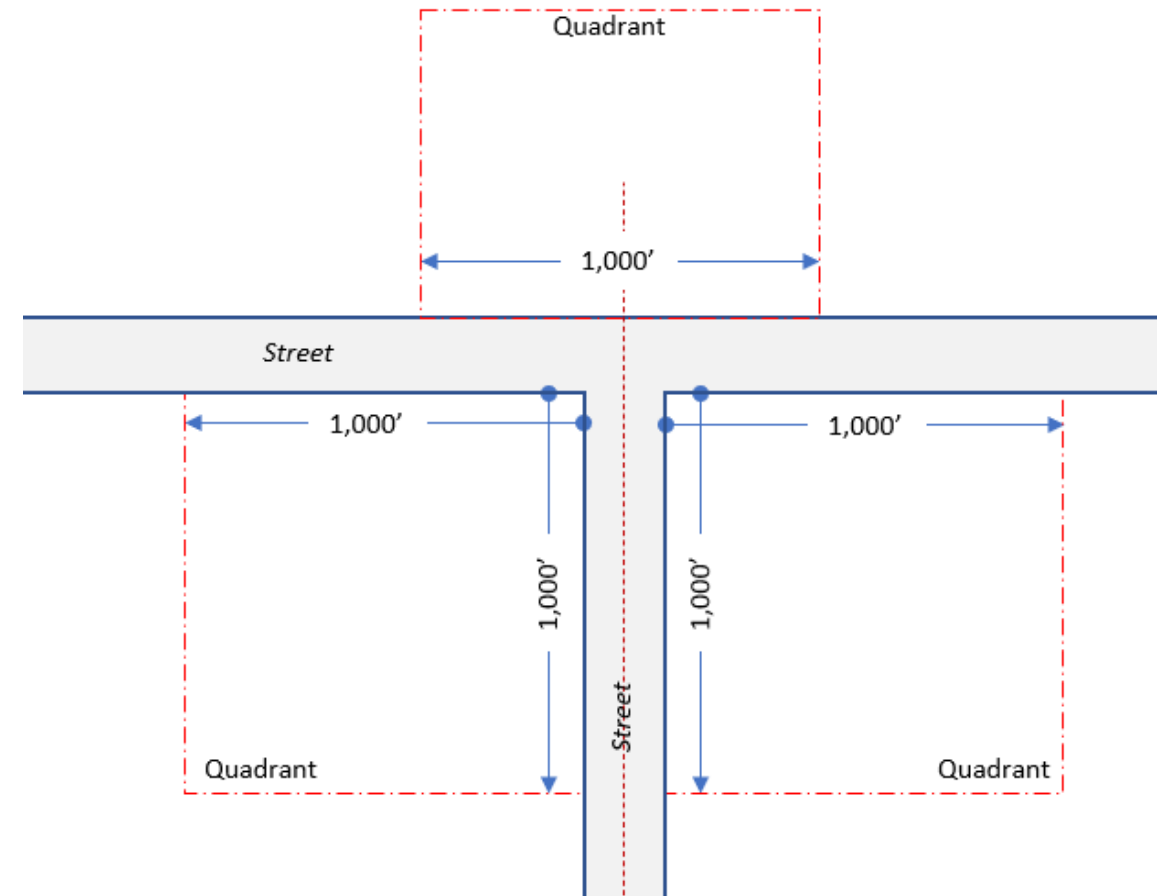
Commercial uses shall meet the following provisions:

- c. ***Maximum distance from intersection.*** Commercial uses do not have to locate at the corner but are required to stay within a certain distance from the qualifying intersection, measured from the edge of the right-of-way (ROW). Sites may extend beyond the prescribed distance if at least 75% of the property line along the ROW is within that distance. The land area within this distance, as measured along both roadways, makes a quadrant (see graphic below and Table 1 in Policy 22.2).

## Policy 22.3:

Commercial uses shall meet the following provisions:

- d. **Maximum building size per quadrant** (*T intersections assume three quadrants*). If more than one building is proposed in a quadrant, the cumulative square footage for all buildings within the quadrant shall not exceed the maximums shown within Table 1 under Policy 22.2. See FLUE Appendix A for additional size restrictions per land use category.



## Policy 22.3:

Commercial uses shall meet the following provisions:

**e. Maximum size per business/tenant.** In order to ensure the scale of commercial development is consistent with the character of the area, some future land use categories, as shown in the Commercial-Locational Criteria Table in Policy 22.7, limit the size of individual business/tenant spaces. Within those categories, business/tenant size along roadways classified as Urban General, Suburban Town, Suburban Residential, and Rural on the Context Classification Map for Hillsborough County and the Florida Department of Transportation (FDOT), are limited to 20,000 sq. ft. with the exception of grocery stores, which shall not exceed 50,000 sq. ft. and shall be limited to one per quadrant.

Several businesses/tenants may locate in a commercial node if the maximum building size noted in subsection e of this Policy is not exceeded. For the purpose of this Policy, grocery stores are uses primarily engaged in the retail sale of fresh fruits, vegetables, and meats in combination with canned and dry goods. Ancillary uses within grocery stores may also include bakeries, delis, coffee shops, and pharmacies. See FLUE Appendix A for additional size restrictions per land use category.

## Policy 22.3:

**f. *Minimum separation.*** Table 1 in Policy 22.2 specifies where node separation requirements apply. Within those future land use categories where such a requirement applies, a new commercial node, proposed based on Objective 22, shall not be allowed if there is an existing commercial node within a certain distance as shown in Table 2. The distance shall be measured between the property lines of the subject site and closest site within the node, following along a common vehicular path, and shall be based upon the context classification(s) of the intersecting roadways which form the new commercial node. Policy 22.6 allows waivers from this requirement.

# Minimum Distance Between Nodes\*



Roadway Classification	Major Local	Rural	Suburban Residential	Suburban Commercial	Suburban Town	Urban General
Major Local	Prohibited	2 miles	1 mile	1 mile	1 mile	1 mile
Rural	2 miles	2 miles	2 miles	2 miles	2 miles	2 miles
Suburban Residential	1 mile	2 miles	1 mile	1 mile	1 mile	1 mile
Suburban Commercial	1 mile	<i>Waiver opportunities available</i>	1 mile	None	None	None
Suburban Town	1 mile	2 miles	1 mile	None	None	None
Urban General	1 mile	2 miles	1 mile	None	None	None

\*For Illustration Purposes Only

## **Policy 22.4:**

Applications for new commercial development at qualifying intersections will require a rezoning to a non-residential zoning district. Table 1 in Policy 22.2 lists the eligible zoning districts based on the future land use category of the site. Rezonings to Commercial Intensive (CI) or Commercial General (CG) are not allowed within residential or agricultural future land use categories. In addition to the zoning district requirements, proposed developments will be required to meet the following provisions:

## Policy 22.4:

### a. Land Uses.

- i. **Commercial:** Where Table 1 in Policy 22.2 refers to “CN (limited)”, the uses permitted include those uses allowed in the Commercial Neighborhood (CN) Zoning district except for auto-oriented uses such as drive-through facilities, gas pumps if more than 4 pumps are proposed, service stations, minor or major vehicle repair, car wash facilities, and personal storage (mini-storage).
- ii. **Office Uses.** Office uses proposed as the principal use within a quadrant may only be allowed in one quadrant. In all other quadrants, office uses shall only be allowed as secondary uses and located to serve as a transition between commercial and residential developments.
- iii. **Residential Uses.** Multi-family uses are permitted as part of mixed-use developments.



## Policy 22.4:

b. **Building Placement.** Table 1 in Policy 22.2 specifies where the building placement requirements apply. Within those future land use categories, building design along roadways classified as Urban General, Suburban Town, or Suburban Residential on the Context Classification Map for Hillsborough County and the Florida Department of Transportation (FDOT), must be oriented to the street and cater primarily to pedestrians. There shall be no vehicular parking between the building and the street and utilities must be located to the rear or side of the building. Building placement along other roadways shall be determined based on surrounding conditions. Policy 22.6 allows waivers from this requirement.

## Policy 22.4:

- c. **Site Access and Circulation.** Attention must be given to the manner in which surrounding neighbors will access the site. Pedestrian connections must be optimized through the public realm. All development shall be required to provide adequate direct pedestrian access from the public sidewalk to the building.
  
- d. **Compatibility.** The development will be required to provide a transition to adjacent residential uses, by either placing lower intensity uses (e.g., offices and professional services) between the commercial uses and residential neighborhoods and/or providing the buffers required by the LDC to minimize visual and auditory impacts, but still allow pedestrian and vehicular access. The most intense land uses shall be clustered and oriented toward the intersection.

## Policy 22.4:

- e. **Building Design.** Table 1 in Policy 22.2 specifies where the building design requirements apply. Within those future land use categories, new buildings along roadways classified as Urban General, Suburban Town or Suburban Residential on the Hillsborough County or FDOT Context Classification Map shall meet the following provisions:
  - i. Large building volumes are divided to appear as smaller volumes grouped together. Volume breaks may be achieved by volume projections and recesses, and varying heights and roof lines.
  - ii. Facades must be designed to reduce the monolithic appearance of large unadorned walls.
  - iii. Building facades must have a distinct base, middle, and must include a high percentage of transparent windows and doors.
  - iv. Taller buildings must locate closer to the roadway and transition in height when abutting lower density/intensity development.

## Policy 22.4:

### e. **Building Design. Continued**

- v. Landscaping should focus less on hiding the building from the road and more on providing shade, accentuating buildings and public spaces, and screening residential from non-residential uses.
- vi. The requirements above may be modified to address site conditions that prevent full compliance.

f. **Special Districts.** Should any conflicts arise between this Policy and the Special Districts requirements contained in the LDC, the Special District standards shall prevail.

## Policy 22.5:

The review of rezoning applications to approve commercial uses under the provisions of Objective 22 shall include consideration of the following factors:

- a. Compatibility (as defined in the Future Land Use Element and in the Definitions section of this Plan),
- b. Multi-modal connectivity between the site and surrounding neighborhoods,
- c. Adverse impacts on environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan,
- d. Consistency with the Community Plans contained in the Livable Communities Element,
- e. Consistency with the County's Capital Improvements Element, and
- f. Consistency with other policies of the Comprehensive Plan and zoning regulations.

## Policy 22.6:

The Board of County Commissioners may grant a waiver to the following. There shall be no waivers for any of the other requirements.

- a. Building placement requirement if it is determined that based on the characteristics of the site (e.g., environmental features, irregular lot shape) and surrounding areas, the building should not be placed close to the street.
- b. Minimum separation between nodes if it is determined that the new node will not result in strip commercial, will address a need for commercial uses in the area, and will be compatible with the surrounding neighborhoods.

## **Policy 22.7:**

Existing commercial developments are not required to meet the Commercial-Locational Criteria unless the boundaries of the site are proposed to be expanded requiring a rezone of the added land to a non-residential zoning district. The expansion land, if determined to meet the locational criteria, will be required to meet all other requirements contained in this objective. The redevelopment and expansion of existing uses are subject to Policy 9.3.

## **Policy 22.8:**

Proposed commercial developments not meeting the locational criteria may request a future land use map amendment to a commercial or mixed-use category that allows consideration for the proposed scale of development. Table 1 in Policy 22.2 identifies the zoning districts where various commercial scale developments could be accommodated.



## **Policy 25.4: Commercial Redevelopment & Infill**

Office uses may be permitted within residential future land use categories on parcels that are unsuitable or undevelopable for residential development. The rezoning must be to a site plan-controlled district or to a zoning district restricting uses to residential scale office. Sites which may be unsuitable or undevelopable may include but are not limited to: parcels altered due to the acquisition of adjacent land for public purposes or natural features (rivers, lakes or preservation areas) either of which may isolate a parcel, or if existing development has isolated a parcel along a roadway shown on the adopted Long Range Transportation Plan. Parcels must be five usable acres or less. However, not all parcels under five usable acres may qualify for consideration of this provision.

## **Policy 26.6: Economic Development**

In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for neighborhood serving commercial and service uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage stated in Objective 22 (Commercial-Locational Criteria). Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the Locational Criteria.

# NEXT STEPS



- I. October 18 – Community Meeting #6
- II. December 2<sup>nd</sup> – PC Public Hearing

Register for Meeting #6



THANK YOU!

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**County Project Website**

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

THANK YOU!