



Hillsborough
Planning Commission
CLC UPDATE

PROGRESS MEETING

Revise the provisions of the CLC 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 *serves nearby neighborhoods* do not require a Comprehensive Plan amendment



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 Newsletter
- ❖ APA Sun Coast Blast
- ❖ USF Student Planning Organization
- ❖ Citizen Questions

- ❖ Individual Interviews with BOCC
- ❖ One Group Interview with Planning Commission
- ❖ Two Community Meetings
- ❖ Community Meeting #3 – June 2nd
- ❖ Meetings with County Staff
- ❖ Three 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

MEETINGS

KEY FEEDBACK

1. Uses permitted by the CLC should be **scaled appropriately** and match the character of their surrounding neighborhood(s)
2. Commercial uses should be **clustered**—preferably at intersections
3. **Connections** to neighborhoods need to be appropriately shaded, well maintained, and accessible
4. The CLC should not supersede the provisions of the **Community Plans**

SUMMARY OF MAJOR REVISIONS



- ❖ **Limit the types of uses** which are eligible for the Commercial Locational Criteria to neighborhood-serving uses
 - ❖ Auto-oriented uses do not qualify



- ❖ **Limit the scale** of individual establishments to 20,000 ft²
 - ❖ 50,000 ft² for neighborhood grocery stores
 - ❖ Proposed developments exceeding this requirements would be expected to pursue an amendment to the Future Land Use Map

SUMMARY OF MAJOR REVISIONS (Cont.)

Current Waiver Eligibility



- ❖ Allows waivers to location and distance requirements
 - ❖ Prohibits waivers to square footage
- ❖ Some waivers have been requested because the adopted Highway Cost Affordable LRTP Map used to determine the appropriateness of location is outdated

Proposed Waiver Eligibility



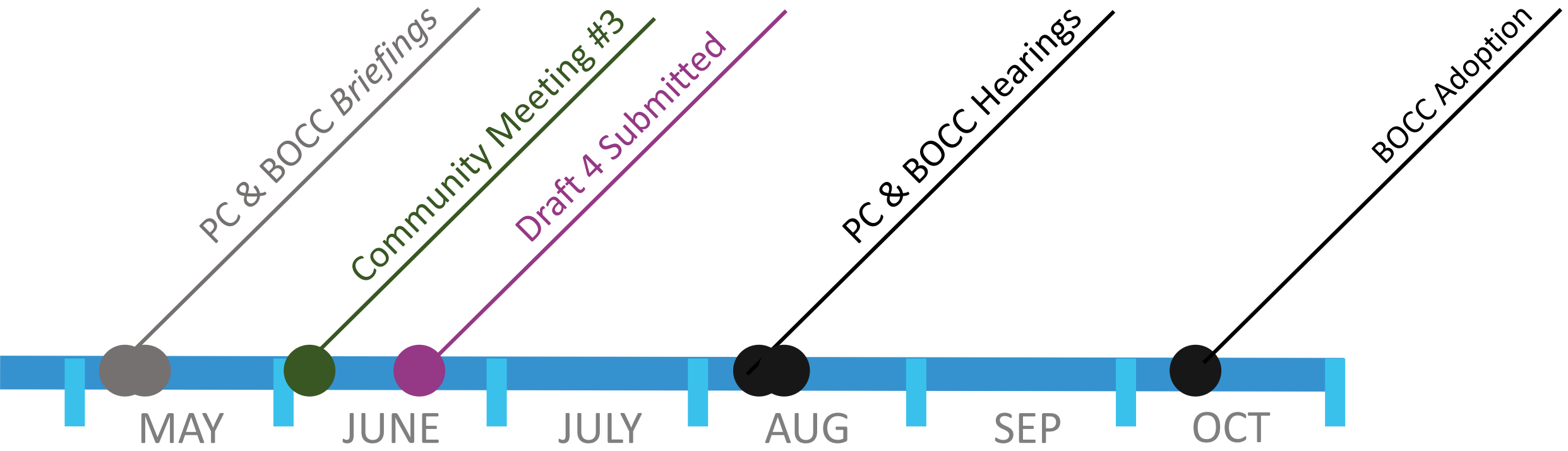
- ❖ Allows waivers to min. separation requirements between nodes and building placement
 - ❖ Prohibits waivers to uses, square footages, and distance requirements
- ❖ Rely on the County and FDOT Context Classification Map to determine appropriateness of location

SUMMARY OF MAJOR REVISIONS (Cont.)



- ❖ Address the lack of development design standards for new neighborhood commercial permitted by the CLC by including **urban design principles**
- ❖ Require context-sensitive **connections** to adjacent neighborhoods whenever practicable
- ❖ Maintain consistency with the **Community Plans**, when applicable

PROPOSED TIMELINE



THANK YOU!

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Public Input Website

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

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County Project Website

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

THANK YOU!