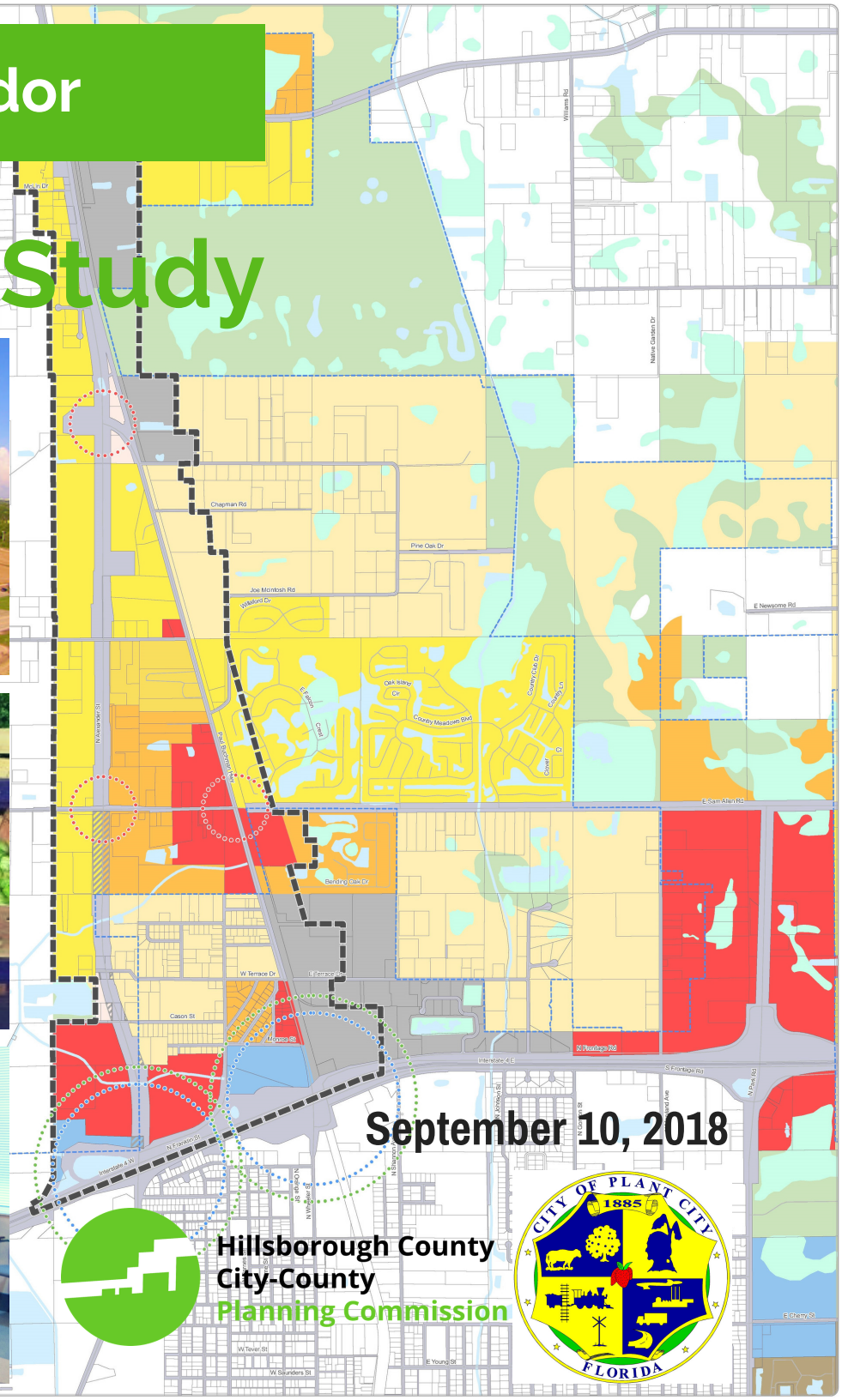


North Alexander Street Corridor

Land Use & Market Study



September 10, 2018

Hillsborough County
City-County
Planning Commission



North Alexander Street Corridor – Land Use & Market Study

Executive Summary

The City of Plant City desires to foster a high-quality environment for community growth and investment. To accomplish this, the municipality employs a variety of planning techniques and principles to discourage urban sprawl, promote an efficient land use pattern, encourage a mixture of uses, provide for sustainable development, all while preserving and protecting the natural amenities of Plant City.

In this regard, properties along a new two-mile stretch of North Alexander Street were studied in relation, in part, to the *Northeast Plant City Area Master Plan* and the *Imagine 2040: Plant City Comprehensive Plan*. The analysis contained in this study ascertained if the assumptions in these plans are still valid and the best use of the adjacent land in relation to this new roadway facility and the population projections for Plant City. The study area is generally bounded to the west by Alexander Street, south by Interstate-4 and to the east and north by Paul Buchman Highway.

The construction of North Alexander Street has greatly improved the local transportation network within the study area and eastern Hillsborough County. One of the major benefits of this facility is to improve the flow of truck traffic by providing another north/south corridor that bypasses the historic downtown of Plant City. As a byproduct, this new roadway provides additional opportunities for compact mixed-use growth, particularly as it relates to retail, distribution and residential development along North Alexander Street.

It is not expected this corridor will achieve the same level of growth that is anticipated in some other parts of Plant City. For example, a greater magnitude of mixed-use development is expected along the southern limits of James L. Redman Parkway, more homes are projected in North Park Isles and Varrea, and the study area will not contain a logistics and distribution hub to the scale of what is occurring on County Line Road. However, as noted in this report, the corridor contains many assets, which overtime will attract businesses and residents to this area that has convenient access to Interstate-4.

At times this growth will appear unorganized and haphazard, as the boundaries and total land area of the municipality is anticipated to only expand through voluntary annexations. Therefore, it is critical to have an overarching “vision” in advance of this growth that is desired and supported by the residents along and around North Alexander Street. One such way to implement this “vision” is through a preferred land use scenario and supporting policies that will guide the City Commission and staff of Plant City.

Based in the analysis of this report, Planning Commission staff updated the *Northeast Plant City Area Master Plan – Preferred Land Use Scenario* and provided sixteen recommendations that will help guide growth in an efficient and effective manner as property owners voluntarily annex lands into Plant City. As the analysis provided in this report covers more than 1,000 acres, the land use scenario is a broad indicator of what the preferred development pattern should be, which will need to be augmented with a more in-depth analysis conducted in concert with the process of amending each parcel’s future land use and zoning, approved though a public hearing process before the Plant City Commission.

Introduction and Purpose

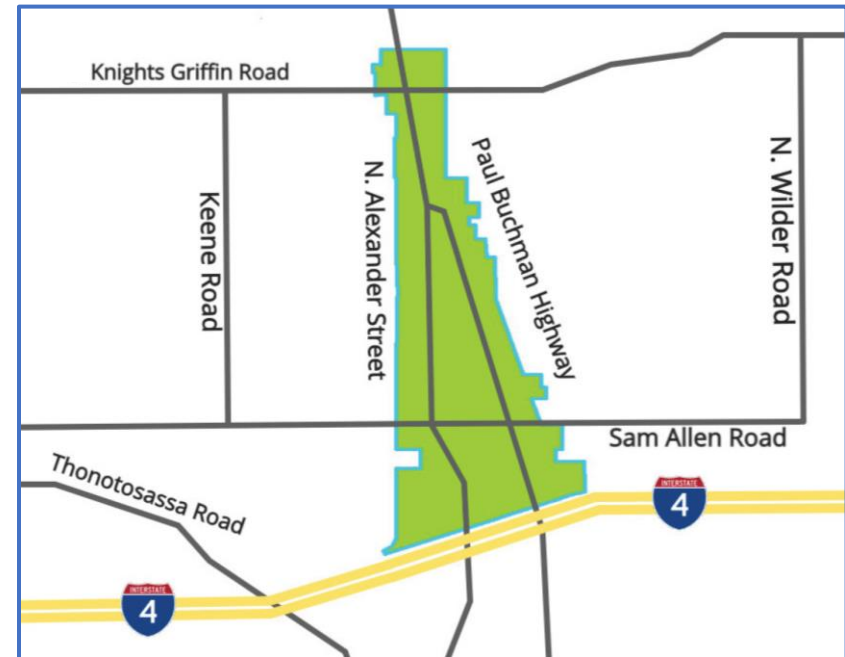
Cities, like people, have a unique past and numerous potential futures, which is true of Plant City. Studies, such as this, are a means to shape and guide that identity in ways that make the future a better place to live, by leveraging opportunities, minimizing difficulties, and overcoming any inherent weaknesses, with the goal of meeting the collective “vision” set forth by the residents of Plant City and eastern Hillsborough County. The following study explains the current context of the area and provides an updated and more focused “vision”, which will guide the future land development decisions of the Plant City Commission.

The City of Plant City is a municipality in eastern Hillsborough County, with an estimated population of 37,840 residents in 2016. The City is projected to have a significant amount of commercial, residential and industrial growth by 2040. Much of this projected population growth will occur in the northeastern quadrant of Plant City. Completed in 2014, the North Alexander Street “extension”, located within this quadrant, connects the existing roadway terminus at Interstate-4 and travels north to Paul Buchman Highway.

The City of Plant City desires to foster a high-quality environment for community growth and investment. To accomplish this, the municipality employs a variety of planning techniques and principles to discourage urban sprawl, promote an efficient land use pattern, encourage a mixture of uses, provide for sustainable development, all while preserving and protecting the natural amenities of Plant City.

Properties along this new two-mile roadway were studied in relation to the *Northeast Plant City Area Master Plan* and the *Imagine 2040: Plant City Comprehensive Plan*. This analysis contained in this study ascertained if the assumptions in these plans are still valid and the

best use of the adjacent land in relation to the new roadway facility and the population projections for Plant City.



The study area is shaded Green.

Focus of the Study

The study area is generally bounded to the west by Alexander Street, south by Interstate-4 and to the east and north by Paul Buchman Highway. Please reference Figure 1. As the development pattern is already well established, this study does not include and therefore did not consider properties south of Interstate-4. This study was conducted:

- To improve the coordination of an envisioned future land use pattern between Hillsborough County and Plant City.

As the analysis provided in this report covers more than 1,000 acres, the land use scenario is a broad indicator of what the preferred development pattern should be, which will need to be augmented with a more in-depth analysis conducted in concert with the process of amending each parcel's future land use and zoning, approved through a public hearing process before the Plant City Commission. Below are several recommendations for the North Alexander Street study area that should be evaluated by the City of Plant City.

Imagine 2040: Plant City Comprehensive Plan - Recommendations

- The Hillsborough County Planning Commission is currently in the process of projecting population and employment growth in all of Hillsborough County, including the Cities of Tampa, Temple Terrace and Plant City. Based on the analysis of this study, the Planning Commission will reevaluate and determine if it is reasonable to expect a population of 70,000+ for Plant City by 2045. Updated population and employment projections will be closely coordinated with Plant City's Planning and Zoning, Engineering and Utilities Departments, as well as the City Manager and City Commission.
- To guide the future character of the area and to provide for sustainable growth patterns, incorporate the *Northeast Plant City Area Master Plan – Updated Preferred Land Use Scenario* (see Figure 9) into the *Imagine 2040: Plant City Comprehensive Plan*. This would require a plan amendment initiated by Plant City.
- Based on the final alignment of North Alexander Street and the geometrics of extending Joe McIntosh Road from Paul Buchman Highway to North Alexander Street, it is no longer deemed to be needed and is recommended to be removed from both the *Imagine 2040: Plant City Comprehensive Plan* and the *Northeast*

Plant City Area Master Plan. This would require a plan amendment initiated by Plant City.

Northeast Plant City Area Master Plan - Recommendations

- Increase the total land area within the *Northeast Plant City Area Master Plan* by 28± acres to, in part, fully recognize a major commercial node and future activity center at the intersection of Knights Griffin Road, Paul Buchman Highway and North Alexander Street.
- As shown in Figure 9, refine the generalized land use pattern of the Preferred Land Use Scenario of the *Northeast Plant City Area Master Plan*.
- To provide for a more efficient use of the land and to stimulate economic opportunities, increase the base line densities of the study area to Residential-6. Also, as an older population is expected in this area, this will increase the opportunities for age-restricted communities, as well as assisted living facilities (ALFs).
- To create community focal points and protect existing and future neighborhoods from the negative impacts generated by growth, higher residential densities and retail commercial/office opportunities should be clustered at activity nodes, for example at the intersections of Sam Allen Road with Paul Buchman Highway and North Alexander Street.
- To provide local employment, provide a limited amount of light manufacturing and distribution opportunities on the east side of North Alexander Street, near the intersections of Knights Griffin Road and Paul Buchman Highway.

Other Recommendations

- As the study area appears to be a location where compact mixed-use growth can be encouraged that is adequately served by municipal services, continue to encourage land owners to voluntarily annex into Plant City.
- As the area becomes more urban through voluntary annexation, Plant City should continue to meet and coordinate this transition on a regular basis with Hillsborough County.
- To discuss residential growth and potential student generation rates for this area, Plant City should meet annually with the Hillsborough County School District.
- To protect local environmental amenities, continue to include the Environmental Protection Commission of Hillsborough County as a member of Plant City's Development Review Committee. Potential impacts to floodplains should be assessed by the Plant City Engineer and Southwest Florida Water Management District.
- To ensure level of service standards are maintained on the local transportation network, Plant City, Hillsborough County and the Florida Department of Transportation should continue to study and focus on this area through the committees and processes of the Hillsborough County Metropolitan Planning Organization (MPO).
- To ensure other needed public services are addressed, Plant City should conduct preliminary long-range analysis on how to serve the area at buildout, with such services as Utilities, Solid Waste, Parks, Police and Fire Protection.
- To promote future commercial and industrial opportunities and to encourage private investment in the study area, present the findings of this study to the members of the Plant City Economic

Development Corporation and the Greater Plant City Chamber of Commerce.

- To improve the flow of freight and protect residential areas, request Hillsborough County and the Florida Department of Transportation evaluate and if warranted improve local signage that encourages through truck traffic to use North Alexander Street not Paul Buchman Highway.
- The Planning Commission and Plant City should further analyze the land uses within the neighborhood (currently within Plant City) on the westside of Paul Buchman Highway (east of North Adams Street) between Monroe Street and Terrace Drive.

