

The recommendations of this report were not adopted in their entirety. To view the changes that were adopted into the Comprehensive Plan, please go to the following link:

<http://www.theplanningcommission.org/hillsborough/comprehensiveplan>

# Evaluation & Appraisal Report Amendments to the Comprehensive Plan First Cycle of 2007

## Balance of Land Uses Within the Urban Service Area



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### *Introduction*

In the summer of 2006, WilsonMiller was selected to provide comprehensive planning analysis services for the Hillsborough County City-County Planning Commission's (Planning Commission) Evaluation and Appraisal Report Comprehensive Plan Amendments. WilsonMiller was directed to conduct analysis and make recommendations for the Balance of Land Uses Within the Urban Service Area project.

This project contains several tasks relating to the efficient use of lands within the unincorporated portions of Hillsborough County Urban Service Area. Specifically, the project team was directed to review the following issues:

- Activity Centers

Encourage a better pattern (of density and compactness), location and mix of land uses that will facilitate more cost-effective delivery of public infrastructure within the Urban Service Area.

- Other Land Use Changes

Revisit future land use designations in areas where densities could be increased to accommodate further infill development, such as along the Linebaugh Avenue Corridor, and the Eagles community on Nine Eagles Road. Review past plan amendments requests to assist in identifying suitable areas for increased density.

- Mixed Use Land Use Categories

Establish minimum percentages of "mixed-uses" for projects within the Mixed Use land use categories and/or above certain thresholds that also support the development of self-sustaining communities. Standards such as: projects must achieve at least 80% of the maximum density of the land use category and non-residential uses of at least 100 sq.ft. per residential unit must be provided in mixed-use land categories for projects over 40 acres in size can be established to ensure that an appropriate mixture of uses is provided.

In support of this work effort, WilsonMiller has developed the attached information that includes research, analysis and recommendations for the identified tasks.

## ***Section One – Review of Comprehensive Plan and Evaluation and Appraisal Report***

To establish a basis for the project, the project team reviewed the Comprehensive Plan and Evaluation and Appraisal Report. In particular, we reviewed the Growth Management and Paying for Growth Issues sections of the Evaluation and Appraisal Report.

### **A. Hillsborough County**

A review of the County's adopted Comprehensive Plan and its stated goals to make the County a desired place to live through managed growth. Both policies and strategies exist that identify important locations within the community where higher densities and intensities can be encouraged within the Urban Service Area. The County's Evaluation and Appraisal Report represents the community's regular review and update of their plan. The current EAR identifies a need to refocus and direct growth to areas where public infrastructure investments have been made and where a sustainable and high quality of life can be created. The project team has taken guidance from these documents in the development of the specific project tasks.

### **B. Other Florida Communities**

In addition to the local communities document review, we have evaluated techniques utilized by other Florida county governments to identify and direct growth to activity centers, as well as encourage a mixture of land uses. Four counties, with comparable population counts and densities, were studied, including:

- Orange County,
- Palm Beach County
- Duval County, and
- St. Johns County

All counties have Comprehensive Plan polices to identify and direct growth to particular areas and mixed-use future land use categories. We reviewed the adopted Comprehensive Plans for the four counties to evaluate techniques that are utilized to address:

- Identifying areas for higher density and intensity activity centers;
- Directing growth to those higher density/ intensity areas;

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- Ensuring that a balance of land uses is developed within their community; and,
- Mixed-use land use categories and their implementation.

The results are summarized below:

### 1. Orange County

A review of this County's Comprehensive Plan identified the following goals, strategies and techniques that may be important to the success of long range planning activities in Hillsborough County.

Goal/Strategy	Techniques Utilized
Identifying areas for higher density and intensity activity centers	<ul style="list-style-type: none"> <li>• In Orange County, the Comprehensive Plan includes a Future Land Use category for activity centers and recommends the creation of a Strategic Development Plan for activity centers.</li> <li>• International Drive is the only designated Activity Center and was created to support tourism and tourism-related uses.</li> <li>• Horizon West Village is was part of a specialized land use study to prevent leapfrog development into Lake County and to create a balance between tourism-related employment and housing.</li> <li>• The Comprehensive Plan identifies two growth centers outside the Urban Service Area for targeted development – Northwest Growth Center and the Southwest Growth Center. These areas contain urban intensities with utilities being provided from sources other than Orange County.</li> <li>• A Master Infill Plan recommended by July 2007 to identify infill parcels.</li> </ul>
Directing growth to those higher density/ intensity areas	<ul style="list-style-type: none"> <li>• Incentives, including density bonuses, are identified in the Comprehensive Plan as a future incentive for infill development.</li> <li>• By creating specialized future land use categories, Orange County directs new mixed-use development into these areas.</li> <li>• Comprehensive Plan policies indicate a willingness by Orange County to provide infrastructure as a joint public/ private effort and to work with FDOT to revise level of service standards on state roads in future activity centers to support a higher density/intensity.</li> </ul>

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<p>Ensuring that a balance of land uses is developed within their community</p>	<ul style="list-style-type: none"> <li>• The Comprehensive Plan includes an objective to promote a functional integration and balance of different land uses and objectives to avoid continuous stretches of similar land use types and densities.</li> <li>• Public or private sector-sponsored Small Area Studies have been identified by the Comprehensive Plan to analyze the mix of land uses within an area.</li> <li>• Orange County initiated the Horizon West planning area to prevent leapfrog development into Lake County and to create a balance between tourism-related employment and housing.</li> </ul>
<p>Mixed use land use categories and their implementation</p>	<p>Orange County has several mixed-use future land use categories, as described below. The Neighborhood Center, Neighborhood Activity Corridor, and Neighborhood Residential future land use categories were established for the redevelopment of blighted communities.</p> <p><u>Neighborhood Center</u></p> <ul style="list-style-type: none"> <li>• This category is for pedestrian-scale, neighborhood serving mixed-use projects. Neighborhood Centers can include retail, restaurants, office, and civic uses. The maximum density for this land use is 40 dwelling units per acre and maximum intensity is 2.0 FAR.</li> <li>• Land use percentage ranges include 0%-75% residential, 0%-75% commercial, 0%-40% percent office, minimum 10% public and civic, and minimum 5% parks and open space.</li> </ul> <p><u>Neighborhood Activity Corridor</u></p> <ul style="list-style-type: none"> <li>• This category provides a transition between the Neighborhood Center and Neighborhood Residential future land use categories and is less dense and intense (25 D.U. per acre, 1.0 FAR) than the Neighborhood Center future land use category.</li> <li>• Land use percentage ranges include 10%-70% residential, 10% to 70% commercial/ retail services, maximum 30% office, minimum 10% public and civic, and minimum 5% parks and open space.</li> </ul> <p><u>Neighborhood Residential</u></p> <ul style="list-style-type: none"> <li>• This category is applied to the area surrounding the Neighborhood Center and Neighborhood Activity Corridor Districts. This land use is for a diversity of housing types at higher densities than surrounding areas.</li> <li>• Land use percentage ranges include 30% to 80% residential, minimum 10% public and civic, and minimum 5% parks and open space.</li> </ul> <p><u>Traditional Neighborhood Development</u></p> <ul style="list-style-type: none"> <li>• This category requires an average of one third of a mile walking distance between the central commercial area and a transit stop.</li> <li>• TNDs must contain a neighborhood residential center (maximum 30 dwelling units per acre), a core commercial center (maximum 1.0 FAR) with a centralized shopping area, offices (maximum FAR 1.7), public uses, a village green, employment centers, multi-modal transportation design, and urban design standards. Industrial uses are also permitted in TNDs (0.5 FAR).</li> </ul> <p><u>Community Village Center</u></p>

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- This category is unique to the Four Corners Community Village Center.
- Land use percentage ranges include 10%-70% residential, 10%-40% commercial/office and maximum 20% institutional.

In addition, Orange County has several mixed use future land use categories that were created for specific areas including the Buena Vista North District, Convention Plaza District, Four Corners Community Village Center, Horizon West, International Drive (Activity Center Mixed Use and Activity Center Residential), Northwest Growth Center, Reedy Creek Improvement District, Southwest Growth Center, and the Tourist Commercial District. Three customized future land use categories are described below:

### Activity Center Mixed Use and Residential (International Drive)

- The Activity Center Mixed-Use land use allows residential (up to 30 dwelling units per acre), commercial (up to .34 FAR), office (up to 1.5 FAR), industrial (up to .5 FAR), and lodging (up to 60 rooms per acre).
- The Activity Center Residential Land Use contains residential (between 12 D.U. per acre and 30 D.U. per acre) and non-residential (10,000 sq. ft. per 125 units with a maximum of 50,000 sq. ft. per development).

### Village (Horizon West)

- Villages can contain a minimum average gross density of 3.4 du per acre and minimum average net density 5 du per acre. Villages are between 1,000 and 3,500 acres.
- Villages contain Neighborhood Centers and Village Centers. Neighborhood Centers are between 2-4 acres, .40 FAR, and 20,000 sq. ft. Village Centers can be a maximum of 60 acres and 0.4 FAR.
- Town Centers are created to serve residents of several villages and contain residential (between 15% and 30%), commercial and retail services (between 40% and 70%), regional office (up to 30%), overall office, commercial, and industrial (up to 70%), public and civic (minimum of 10%), and public parks and open space (minimum of 5%).

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### 2. Palm Beach County

A review of this County's Comprehensive Plan identified the following goals, strategies and techniques that may be important to the success of long range planning activities in Hillsborough County.

Goal/Strategy	Techniques Utilized
Identifying areas for higher density and intensity activity centers	<ul style="list-style-type: none"> <li>• The Palm Beach County Comprehensive Plan does not use the term activity center for targeted areas, but identifies areas for specific land uses and densities with a Tier System and through overlay districts.</li> <li>• Five tiers are designated and include: Urban/ Suburban, Exurban, Rural, Agricultural Reserve, and Glades.</li> <li>• The Urban/ Suburban Tier contains the majority of the population and is the most dense/intense tier. All of the land within the Urban Service Area is with the Urban/Suburban Tier.</li> <li>• Palm Beach County also has a Revitalization, Redevelopment, and Infill Overlay to encourage infill development and redevelopment within specified areas within the Urban/ Suburban Tier.</li> <li>• Additionally, Palm Beach County created special planning areas that provide guidelines for land uses and targeted development within the planning area. In the Urban/ Suburban Tier, the special planning areas include the Westgate/ Belvedere Homes Community Redevelopment Overlay, PBI Approach Path Conversion Area Overlay, and the Indiantown Road Overlay Zone.</li> </ul>
Directing growth to those higher density/ intensity areas	<ul style="list-style-type: none"> <li>• Through the tier system, Palm Beach County guides high density/ intensity development to the Urban/ Suburban Tier.</li> <li>• Palm Beach County implemented a Transfer of Development Rights program that allows density credits to be sent from designated sending areas (rural or conservation land) to receiving areas (urban land). TDR density credits allow land within the receiving areas to be developed at a higher density than typically allowed.</li> </ul>
Ensuring that a balance of land uses is developed within their community	<ul style="list-style-type: none"> <li>• Palm Beach County's Comprehensive Plan includes a policy to ensure a balance of land uses by mixing residential uses with non-residential uses to providing a mix of employment and housing options.</li> <li>• By managing growth through the Tier system, Palm Beach County's Comprehensive Plan includes a goal to serve the needs (i.e. employment, housing, recreation) of the current and future population can locally.</li> </ul>
Mixed use land use categories and their implementation	<p>Palm Beach County has several mixed-use future land use categories, as described below.</p> <p><u>Multiple Land Use</u></p>

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	<ul style="list-style-type: none"><li>• This category is for projects that demonstrate functional integration and a mix of land uses which is of superior design and exceeds minimum zoning requirements.</li><li>• A conceptual master plan are required demonstrating a pedestrian circulation system, mass transit, an interconnected street system, and a minimum of 10% usable public open space.</li><li>• Significant vertical integration involving 10% of the required residential units is required.</li><li>• No single commercial tenant can occupy more than 40% of the allowable commercial land uses on site and the next commercial tenant can occupy more than 20% of the allowable commercial land uses.</li><li>• Architectural elevations are required.</li></ul> <p><u>Traditional Town Development</u></p> <ul style="list-style-type: none"><li>• This category requires a mix of land uses, but is primarily for residential development and is only permitted within the Urban/ Suburban Tier. Developments are required to be limited in size, allowing residents to walk to the neighborhood center.</li><li>• Fifty-five percent of future development is required to be a Traditional Neighborhood Development (TND). TNDs require a minimum of 51% residential land uses and a minimum of 5% open space.</li><li>• A maximum of 10% of the development can be developed as a mixed use Planned Unit Development.</li><li>• A Traditional Marketplace Development is also required within the Traditional Town Development to provide retail, employment, and civic uses (a minimum of 51% commercial uses).</li></ul>
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### 3. Duval County (City of Jacksonville)

A review of this County's Comprehensive Plan identified the following goals, strategies and techniques that may be important to the success of long range planning activities in Hillsborough County.

Goal/Strategy	Techniques Utilized
Identifying areas for higher density and intensity activity centers	<ul style="list-style-type: none"> <li>• The Comprehensive Plan does not use the term activity center, but includes goals for new development to occur in urban areas and in compact development patterns.</li> <li>• The Central Business District could be considered an activity center, as the Comprehensive Plan includes policies to direct growth to this area.</li> <li>• Jacksonville uses the Urban Village concept in the Comprehensive Plan to encourage specified suburban areas to develop as compact mixed-use neighborhoods.</li> </ul>
Directing growth to those higher density/ intensity areas	<ul style="list-style-type: none"> <li>• The Comprehensive Plan encourages new development to take place in the urban core, southwest, north, and northwest planning districts.</li> <li>• Urban Villages, or satellite suburban mixed-use communities, are designated as receiving areas in the City's Transfer of Development Rights Program.</li> <li>• The Comprehensive Plan includes a policy that new non-residential development be developed in nodal areas, infill locations, and as part of mixed-use developments.</li> <li>• Infill Development is encouraged within the urban core and incentives, such as density credits, are provided to encourage higher density development in infill and mixed-use projects.</li> </ul>
Ensuring that a balance of land uses is developed within their community	<ul style="list-style-type: none"> <li>• Jacksonville's Comprehensive Plan includes policies to               <ul style="list-style-type: none"> <li>- encourage a balance of land uses, discourage sprawl, and provide a mix of employment and housing.</li> <li>- Discourage large tracts of single use commercial land uses, such as strip malls.</li> <li>- Achieve a balance of residential and non-residential uses.</li> </ul> </li> </ul>

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Mixed use land use categories and their implementation	<p>All future land use categories allow mixed use, Traditional Neighborhood Developments, planned unit and clustered developments in order to promote mixed-use development. Duval County also has three mixed-use future land use categories. They are described below:</p> <p><u>Central Business District</u></p> <ul style="list-style-type: none"><li>• This category allows medium to high density residential, commercial, industrial, institutional, recreational, and entertainment uses.</li></ul> <p><u>Multi-Use (MU)</u></p> <ul style="list-style-type: none"><li>• This category allows larger scale mixed use or multi-use developments that are of regional significance, meet or exceed the thresholds for a Development of Regional Impact (DRI), Florida Quality Development (FQR), or Regional Activity Center (RAC) under Chapter 380, F.S.</li><li>• At least two land uses are required and no individual land use can be more than 70% of the total land development program.</li></ul> <p><u>Residential-Professional-Institutional</u></p> <ul style="list-style-type: none"><li>• This category allows a mix of residential, commercial, institutional, and office land uses.</li><li>• Maximum densities and percentages by land use include residential (up to 20 D.U. per acre and up to 60% of the project), Commercial (up to 50%), Institutional (up to 70%), and Office (up to 80%) land uses.</li></ul> <p><u>Community/General Commercial</u></p> <ul style="list-style-type: none"><li>• This category requires 70-90% Commercial and 10-30% Light Industrial land uses.</li></ul>
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### 4. St. Johns County (City of Jacksonville)

A review of this County's Comprehensive Plan identified the following goals, strategies and techniques that may be important to the success of long range planning activities in Hillsborough County.

Goal/Strategy	Techniques Utilized
Identifying areas for higher density and intensity activity centers	<ul style="list-style-type: none"> <li>The St. Johns County Comprehensive Plan does not use the term activity center for targeted areas, but include objectives for the creation of compact development patterns.</li> <li>The Comprehensive Plan designates future land use categories that are strictly for higher density/ intensity development such as the Intensive Commercial land use for higher intensity commercial uses.</li> </ul>
Directing growth to those higher density/ intensity areas	<ul style="list-style-type: none"> <li>St. Johns County's Comprehensive Plan includes polices to encourage compact and efficient land use patterns containing sustainable mixed-use neighborhoods.</li> <li>St. Johns County has two high density, mixed-use Future Land Use categories including New Town Development and Town Center Mixed Use.</li> <li>The New Town Development Future Land Use category allows land located in rural or rural-urban fringe areas to be developed as compact mixed-use communities. More open space is required to be preserved than through traditional development patterns.</li> <li>The Town Center Mixed Use Future Land Use category allows for the redevelopment of areas into compact sustainable neighborhoods that provide for the day-to-day needs of the neighborhood, including employment.</li> </ul>
Ensuring that a balance of land uses is developed within their community	<ul style="list-style-type: none"> <li>The Comprehensive Plan includes a goal that adjacent land uses must be complimentary and compatible to each other. Additionally, large tracts of low-density residential land that contributes to sprawl are discouraged.</li> <li>An overlay for the Northwest Sector was created as a response to regional growth patterns that were causing unbalanced "bedroom" communities. The goal of the overlay is to create sustainable neighborhoods. Duval County, the St. Johns River, CR 208, and I-95 bound the Northwest Sector.</li> </ul>
Mixed use land use categories and their implementation	<p>St. Johns County has four mixed-use future land use categories. They are described below:</p> <p><u>New Town Development</u></p> <ul style="list-style-type: none"> <li>The New Town Development is a mixed-use designation for large-scale developments (minimum size is 2,500 acres) located on rural land or the rural/urban fringe.</li> <li>The mix of uses include a minimum of 40% residential (Multi-Family Residential- 50% min. and Single-Family Residential- 30% min.), 5% workplace (non-residential), and 35% Open Space/ Conservation.</li> <li>The density range is 3 to 8 dwelling units per acre. For each dwelling unit, the following minimums of other land uses are required: 50 square feet of retail, 30</li> </ul>

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	<p>square feet of civic, and 150 square feet of workplace.</p> <p><u>Town Center Mixed Use District</u></p> <ul style="list-style-type: none"><li>• This designation is for the redevelopment of blighted or older areas.</li><li>• Projects within Town Center Mixed Use Districts should not exceed 70 acres.</li><li>• Projects must contain a civic building of at least 5,000 square feet and the overall residential density must be 13 dwelling units per acre (mainland) or 8 dwelling units per acre (coastal).</li></ul> <p><u>Community Center Districts (Northwest Sector)</u></p> <ul style="list-style-type: none"><li>• The CCD designation was created for mixed-use development within the Northwest Sector overlay.</li><li>• Uses found in CCDs include a minimum of 20% residential, 25% retail/ services, 10% office, 10% public/civic, and 5% public squares/green.</li><li>• The maximum density is 13 dwelling units per acre, the maximum FAR is 0.50, and the maximum ISR is 0.70.</li></ul> <p><u>Mixed Use Commerce Center District (Northwest Sector)</u></p> <ul style="list-style-type: none"><li>• This designation was created to provide regional and community employment in the Northwest Sector overlay.</li><li>• The minimum overall mix of land uses includes 20% residential, 30% retail/ services, 5% regional office, 5% public/ civic, and 10% public parks/ squares.</li><li>• The maximum overall density is 13 dwelling units per acre, the maximum FAR is 0.70, and the maximum ISR is 0.75.</li></ul>
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### C. Observations

The research identified differences in activity center identification between Hillsborough and the other researched representative communities. One substantial difference appears to be in the locational methodology. Hillsborough's existing comprehensive plan includes specific regional activity centers for the major employment locations. However, community activity centers are included at major arterial roadway intersections that may not represent desired regional destination locations. Other representative communities have focused attention upon their specific destination locations and redevelopment areas.

- Orange County identifies major activity centers (i.e. International Drive) and has implemented additional land-use intensification through special area plans. Mixed-use categories include percentage ranges that permit developments to respond to market forces. Minimum percentages are included for open space and civic/public realm.
- Palm Beach County uses tier system to direct development into urban/suburban areas. TDR's are possible mechanism to protect environmental and agricultural lands. Minimum percentages for open space are required.
- Duval County does not identify activity centers, but includes the concept of compact, mixed-use centers in suburban areas. Multi-use districts establish maximum percentages for dominate use.
- St. Johns County does not identify activity centers, but encourages compact, mixed-use development. Mixed-use Future Land Use categories establish percentages to guide development by use.

## *Section Two – Activity Centers*

The project team reviewed existing conditions, analyzed similar Florida communities, and met with Planning Commission staff to review observations pertaining to the balance of land uses within the Urban Service Area. This section of the report identifies preliminary criteria for identification of appropriate locations for higher density/intensity mixed use activity centers within the unincorporated portions of Hillsborough County.

### **A. Methodology**

Hillsborough's existing Comprehensive Plan identifies specific activity center locations where a focal point for a larger, contiguous area that attracts people to the location is thought to occur. Regional activity centers include areas where intense coordinated growth is desired. These areas have adequate or planned infrastructure concurrent with development. They are characterized as increasing the opportunity for mass transportation and efficient infrastructure. Additionally, the County identifies community activity centers that are included at major arterial roadway intersections. While these locations identify significant transportation attraction, they may not represent desired destinations.

As discussed in Section One, our research identifies that other Florida communities utilize different criteria in the selection of activity centers in comparison to the County. Therefore, it is important to consider additional criteria that focus attention upon specific destination locations and redevelopment areas occurring within the study area. This criterion will be utilized to test the appropriateness of local activity center designations, and includes the following:

#### 1. Existing Comprehensive Plan Designations

The County's Comprehensive Plan identifies several regional activity centers and numerous community activity centers. These locations will be analyzed concurrently with other mapped datasets to identify potential modifications to this listing.

##### a. Regional Activity Centers

- Brandon / I-75 corridor with RMU-35 land use.
- University of South Florida area.
- University North – Interchange of CR 581 and I-75 (Tampa Palms)

### b. Community Activity Centers

- Adjacent to and North of future Hillsborough Ave/ Waters Ave Intersection & North along Race Track Road
- Intersection of Sheldon Road, Memorial Hwy. and Hillsborough Avenue.
- Intersection of Gunn Hwy, Sheldon Road and Veteran's Expressway.
- Intersection of Eisenhower Boulevard and Veteran's Expressway.
- Intersection of Waters Avenue and Veteran's Expressway.
- Intersection of Waters Avenue and Dale Mabry.
- Intersection of Busch Boulevard and Dale Mabry.
- Intersection of Ehrlich Road and Dale Mabry.
- Intersection of Van Dyke and Dale Mabry.
- Intersection of Bird and Waters.
- Intersection of Busch and Florida/Nebraska.
- Intersection of Bearss Avenue and I-75.
- Busch Boulevard.
- 30<sup>th</sup> and Busch Boulevard and 56<sup>th</sup> Street.
- Intersection of Hillsborough Avenue and 56<sup>th</sup> Street.
- I-75 and Fletcher interchange.
- Fowler and I-4 interchange.
- I-75 and Gibsonton Drive interchange.
- I-75 and Big Bend Road interchange.
- I-75 and SR 674 interchange.
- Ruskin Central Business District.
- Brandon Central Business District.
- Dale Mabry Highway (Lutz)\*
- Riverview\*
- Tampa International Airport\*
- Tampa Stadium/HCC\*
- Apollo Beach\*
- University Mall\*

Note - \* = MPO identified activity centers.

In addition to the existing County activity center locations, the project team has identified the following additional criterion that will be used to evaluate, refine and determine appropriate activity center emphasis locations within the study area.

### 2. Regional Commercial and Service Employment Locations

The project team reviewed and mapped the location of regional commercial and service employment within the study area. The County's employment reporting is tied to Transportation Analysis Zone (TAZ) datasets. Employment concentrations by TAZ areas were evaluated and a regional employment range identified.

- Regional Commercial employment uses include all full time and regular part-time employees, and self-employed persons by job location that includes retail trade which typically attracts trips from a regional market.
- Regional Service employment uses include all full time and regular part-time employees, and self-employed persons by job location that includes transportation, communication and utilities, hotels, repair services, health, legal and social services, insurance and real estate services, tourism and recreational services, and government services.

### 3. Planning Commission Staff Interview

The project team has met with appropriate staff members to review recent Comprehensive Plan Amendment activity and to solicit planner knowledge in the evaluation of land use changes within the study area. Translation of this oral history information will include the identification of potential mixed-use development, clusters of future land use amendment applications, infill development, or redevelopment areas that planners have witnessed in recent years. The intent of this effort is to identify generalized underutilized lands and locations where increased development potential may occur.

### 4. Mass Transportation Accommodation

We have reviewed the location of existing and planned mass transportation facilities. Current HARTline data for existing bus route locations was analyzed. Potential future transportation improvements including planned bus route extensions, rail transit and other infrastructure improvements were analyzed.

### 5. Underutilized Lands

We have identified underutilized lands based upon analysis of the County's existing land use intensity/density versus maximum future land use intensity/density permitted within the future land use categories. Mapping of these conditions

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identify areas susceptible to change and which may support increased intensity/density as part of a targeted development area.

### **6. Excluded Areas**

Equally important as the identification of appropriate areas for increased intensity/density is the study, is the protection of important community resources. As part of this methodology, the project team will exclude wetlands, significant wildlife habitat, historic resources, and community planning areas where public involvement has led to a consensus direction for neighborhood areas.

### **B. Observations**

The results of this data analysis and mapping identify areas within the unincorporated County Urban Service Area, where development conditions exist that may support increased emphasis and designation as an activity center. It is anticipated that the activity center designation should include increased development opportunity that may provide intensity/density bonus, receiving areas for Transfer of Development Rights (TDRs), targeted infrastructure improvement to facilitate development, or concurrency exception area designation.

It is important to note that detailed analysis for each TAZ based activity center was not part of this project, and that the ultimate implementation of the designations should include a Special Area Plan study that looks at localized conditions.

### **C. Potential Activity Center Locations**

The project team identifies that existing Regional Activity Centers (i.e. CBD, Westshore, and USF) are critically important to the community and need to remain. Additionally, newly designated potential activity centers are identified where substantial regional employment occurs and is anticipated to occur by 2015. These locations reflect areas within USA with adjacency to major transportation systems (i.e. arterial roadways) existing HARTline routes / transfer facilities, transit supported locations, and current FLU mixed-use categories.

#### **1. Identification Criteria**

- a. Existing Regional Activity Center references to remain in the Comprehensive Plan.
- b. Existing Activity Center locations (i.e. major arterial intersections) to be revised based upon new methodology.

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- c. New methodology utilizes concentrations of regional commercial and service jobs to identify TAZ locations where increased emphasis is anticipated by 2015. Access to existing arterial roadway and transit centers are included within the potential activity center designations. Environmentally sensitive areas including ELAPP purchased sites, major wetlands, and areas of potentially Significant Wildlife Habitat are excluded.
- d. TAZ limits are used to delineate potential activity center locations.
- e. Two levels of activity centers (i.e. Primary and Secondary) are identified to provide a range of implementation.
  - 1) Primary Activity Center – Current Activity Concentration Areas
    - i. Existing 2005 Regional Employment Clusters that have more than 1,000 regional commercial or service employees per TAZ.
    - ii. Requires refinement of limits and ultimate compatibility with existing conditions through Special Area Plan analysis.
  - 2) Secondary Activity Center – Area’s Susceptible to Change
    - i. Anticipated 2015 Regional Employment Clusters that will have more than 1,000 regional commercial or service employees per TAZ.
    - ii. Requires refinement of limits and ultimate compatibility with existing conditions through Special Area Plan analysis.

### 2. New Activity Center Locations

The project team has developed a map series for each Primary and Secondary Activity Center location. Please see maps following this section.

<b>Potential Primary Activity Centers</b>			
<b>Location</b>	<b>Jurisdiction</b>	<b>TAZ/FLU</b>	<b>Gross Acreage</b>
Water’s Avenue / Veteran’s Expressway	Unincorporated Hillsborough County	104, 133, 134, 147, 148, 164, 165 / (RES, HI, MP/SP)	2,955.4
N. Dale Mabry Corridor	City of Tampa and Unincorporated Hillsborough County	29, 53, 93, 101, 106, 107, 136 / (OC-20, RES)	3,520.9
Citrus Park	Unincorporated Hillsborough County	86, 87 / (CPV, MU-RES, COM, IND)	379.7
USF / I-275	City of Tampa and	110, 113, 115, 119, 126,	1,829.9

## Balance of Land Uses Within the Urban Service Area

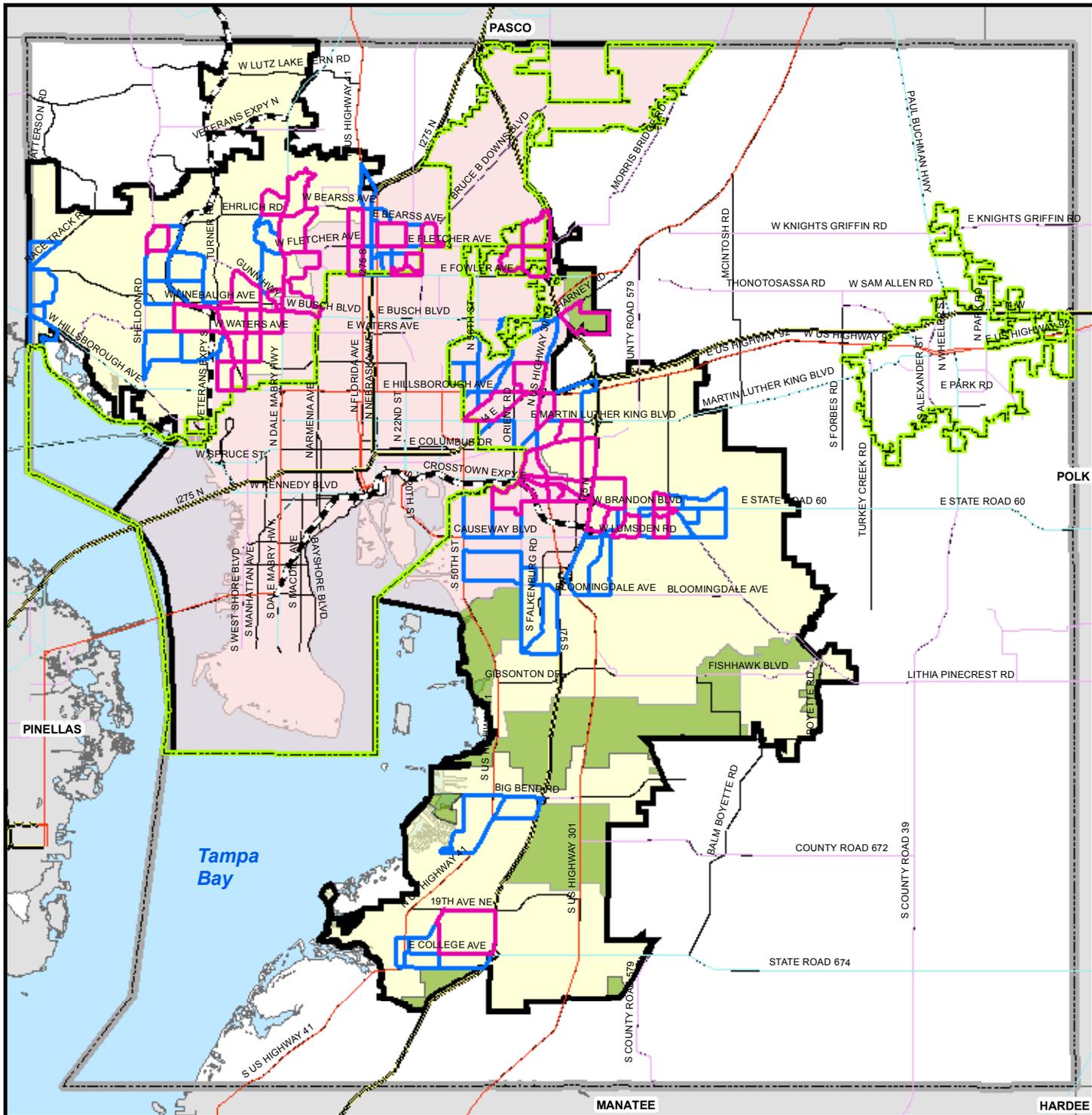
	Unincorporated Hillsborough County	127 / (RES-4 to 20, OFF, COM, PQP)	
USF / I-75	Unincorporated Hillsborough County	81, 239, 240 / (SMU-6, CMU-12, UMU-20, RES, NP)	1,515.6
Harney Road / Tampa Bypass Canal	Unincorporated Hillsborough County	483, 490, 491 / (RES)	1,463.6
Hillsborough Avenue / I-75	Unincorporated Hillsborough County	499, 502, 504 / (CMU-12, RES, UMU-20)	1,673.5
Crosstown Expressway / I-75	Unincorporated Hillsborough County	517, 586, 587, 588, 597, 598, 599, 600, 658, 660 / (RES, LI, UMU-20, PQP, CMU-12)	3,730.2
S.R. 60 / I-75	Unincorporated Hillsborough County	603, 607, 616, 621, 625, 626 / (RMU-35, UMU-20, PQP, CMU-12)	1,859.2
Southshore / I-75	Unincorporated Hillsborough County	709 / (NMU-4, RES, CMU12)	1,850.2
Gross Total Acreage			20,778.2
<b>Potential Secondary Activity Centers</b>			
<b>Location</b>	<b>Jurisdiction</b>	<b>TAZ/FLU</b>	<b>Gross Acreage</b>
Racetrack Road / Hillsborough Avenue	Unincorporated Hillsborough County	30, 35, 128, 140/(PQP), LI, NP, RCP, NMU	3,707.5
Water's Avenue / Veteran's Expressway	Unincorporated Hillsborough County	102, 103, 105, 134, 144-146/(RES, PQP, HI, CMU-12)	3,676.2
Citrus Park	Unincorporated Hillsborough County	87, 95, 96/(CPV, RES, UMU-20, OC-20)	1,454.1
N. Dale Mabry Corridor	Unincorporated Hillsborough County	91, 92, 100/(RES)	1,320.9
USF / I-275	Unincorporated Hillsborough County	56, 111, 114, 120, 125/(RES, OC-20)	1,156.8
Hillsborough Avenue / I-75	Unincorporated Hillsborough County	249, 317, 325, 486, 488, 489, 495, 497, 500, 501, 511, 512/(RES, LI, PQP, OC-20, CMU-12)	6,365.8
MLK Boulevard / I-75	Unincorporated Hillsborough County	505, 514, 515/(CMU-12)	1,347.8
Causeway Boulevard / U.S. 41	Unincorporated Hillsborough County	657, 659/(RES, LI)	1,649.2
S.R. 60 Corridor	Unincorporated Hillsborough County	609, 611, 622, 629, 628, 634, 635, 617, 618, 626, 624/(OC-20, RES, CMU-12, RMU-35)	3,867.4
Progress Boulevard / I-75	Unincorporated Hillsborough County	668, 666, 672, 673/(HI, RES, CMU-12)	3,920.0

## Balance of Land Uses Within the Urban Service Area

U.S. 41 / Big Bend Road	Unincorporated Hillsborough County	695-697/(HI, RES, UMU-20, CMU-12, OC-20)	2,886.0
U.S. 41 / College Avenue Corridor	Unincorporated Hillsborough County	706-708/(RES, LI, OC-20)	1,212.8
Gross Total Acreage			32,564.5

### 3. Policies

- 1) Primary and Secondary Activity Centers will be identified by a preliminary designations that is based on current TAZ boundaries. Actual implementation may require refinement of limits that expand or contract based upon existing conditions and the ultimate compatibility with the community context through Special Area Plan analysis.
- 2) Implementation of the Primary and Secondary Activity Center designation and incentive provisions will require a Special Area Plan. The SAP will analyze the local conditions and develop context sensitive solutions for the unique redevelopment activity.
- 3) SAP process will be either a County or developer initiated analysis that ultimate demonstrates the location of uses, ensures adequate mixture of uses within the area, multi-modal accommodation, pedestrian oriented design, resource protection, and appropriate community context.
- 4) Incentive(s) –
  - i. Permit establishment of a multi-modal district,
  - ii. Permits increase of designated area density/intensity to 20 du/acre or 1.0 FAR by right, and
  - iii. Permits increase of designated area density/intensity up to 35 du/acre or 2.0 FAR if Transfer of Development Rights utilized.
- 5) Requirement(s) –
  - i. Special Area Plan analysis,
  - ii. Requires minimum density of 8 du/acre for designated area,
  - iii. Requires a minimum 60-40% mixture of residential / non-residential uses in Primary Activity Center locations, and 70-30% mixture within Secondary Activity Center locations,
  - iv. Requires pedestrian oriented design,
  - v. Requires multi-modal district if LOS of roadways are not adequate to support development, and
  - vi. Requires transit supportive design if fixed guideway system is planned.



# HILLSBOROUGH COUNTY PROPOSED ACTIVITY CENTERS

- Toll Roads
- Interstates
- US Highways
- State Roads
- County Roads
- Major Roads
- Primary Activity Areas
- Secondary Activity Areas
- City Boundaries
- Urban Service Areas**
  - Tampa Service Area
  - Urban Development Area
  - Urban Expansion Area
  - Urban Service Area

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**GENERAL NOTES**

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



## *Section Three – Other Land Use Changes*

The project team met with Planning Commission staff, reviewed historical Comprehensive Plan Amendment locational diagrams, and reviewed existing conditions to identify potential areas where other land use changes may be needed. This section of the report identifies preliminary criteria for identification of appropriate locations for land use changes within the unincorporated portions of Hillsborough County.

### **A. Potential Infill Areas**

The following locations were identified in project team meetings with Planning Commission staff. Limited review and analysis that is permitted within this project identifies the following potential.

1. The Eagles Development Area
  - a. Acres – 1,049 MOL
  - b. Description - This area is a master planned residential golf course community that is bounded by Patterson Road and the Urban Service Area boundary to the north, existing master planned residential to the south, rural service area agricultural estates to the east, and Pinellas County and conservation areas to the west.
  - c. Current Future Land Use Category- Residential-1 (RES-1)
  - d. Adjacent Future Land Use Categories –
    - North – A/R
    - South – RES-2
    - East – A/R
    - West – N (Pinellas County)
  - e. Proposed Future Land Use – Residential 2 (RES-2)

The current development is served by urban services. The RES-1 designation is dissimilar with the immediately adjacent RES-2 master planned community to the south of the site. CPA to the RES-2 would permit an additional 300 units to be developed within the limits of the Eagles Development and 75 units within the adjacent Larson Communities (RES-2) master planned development.

## Balance of Land Uses Within the Urban Service Area

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2. Linebaugh Avenue / Sheldon Road Area
  - a. Acres – 28.3 MOL
  - b. Description - This area is bounded by W. Linebaugh Avenue to the north and east, Sheldon Road to the west, and Old Linebaugh Avenue to the south. The previously completed urban divided W. Linebaugh Avenue transportation improvement provides direct access to Westchase Community.
  - c. Current Future Land Use Category - Residential-4 (RES-4)
  - d. Adjacent Land Uses Categories – North – RES-4  
South – RES-6  
East – RES-4  
West – RES-6
  - e. Proposed Future Land Use – Community Mixed Use – 12 (CMU-12)

The current land use pattern includes underutilized large lot residential uses with existing environmentally sensitive areas that existed prior to the major development activities in the area. CPA to CMU-12 would permit the creation of a mixed-use project that could service local needs within the area. The proposed gross acreage development potential could be up to 616K sq.ft. and/or 339 du for the area based upon a 0.5 FAR and/or 12 du/ac plan category.

3. Sheldon Road Corridor
  - a. Acres – 166.1 MOL
  - b. Description - This area includes several parcels as part of a linear roadway corridor that includes existing non-residential community support uses and responds to the adjacent Rocky Creek system geography. Parcel depths and configurations along the east side of the corridor have limited redevelopment opportunities. Larger parcels on the west side of the corridor include mobile home parks that poise a redevelopment opportunity for higher density residential and possibly mixed uses. However, FEMA flood zone criteria may ultimately effect the redevelopment potential for these areas. Additional analysis is required.
  - c. Current Future Land Use Category –  
Parcel A (RES-6)  
Parcel B (RES-9)  
Parcel C (RES-9)  
Parcel D (RES-9)  
Parcel E (RES-9)

## Balance of Land Uses Within the Urban Service Area

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- d. Adjacent Land Uses Categories –
- Parcel A - North – RES-12  
South – RES-6  
East – RES-9  
West – RES-6
  - Parcel B - North – RES-12  
South – RES-9  
East – RES-4  
West – RES-6
  - Parcel C - North – RES-9  
South – RES-9  
East – RES-4  
West – RES-6/RES-4
  - Parcel D - North – RES-12  
South – RES-20  
East – RES-4  
West – RES-20
  - Parcel E - North – RES-12  
South – RES-6  
East – RES-20/RES-9  
West – RES-12/RES-6

- e. Proposed Future Land Use –

The current land use pattern includes underutilized remnant residential uses with existing environmentally sensitive areas and larger lot mobile home parks. Infill redevelopment of residential and mixed-use projects may be possible in the area. CPA to the following categories would permit the creation of projects that could service local needs within the area.

- Parcel A – CMU-12
- Parcel B – CMU-12
- Parcel C – CMU-12
- Parcel D – CMU-12
- Parcel E – RES-12

These sites are affected by FEMA flood zone designations and additional analysis and/or consideration needs to occur to determine ultimate infill redevelopment thresholds. The proposed gross acreage development potential could be:

## Balance of Land Uses Within the Urban Service Area

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Parcel A – 1.29M sq.ft. and/or 714 du, based upon 0.5 FAR and/or 12 du/ac plan category.

Parcel B – 83k sq.ft. and/or 46 du, based upon 0.5 FAR and/or 12 du/ac plan category.

Parcel C – 644k sq.ft. and/or 354 du, based upon 0.5 FAR and/or 12 du/ac plan category.

Parcel D – 441k sq.ft. and/or 243 du, based upon 0.5 FAR and/or 12 du/ac plan category.

Parcel E – 805k sq.ft. and/or 634 du, based upon 0.35 FAR and/or 12 du/ac plan category.

4. Linebaugh Avenue/Anderson Road Area
  - a. Acres – 67.8 MOL
  - b. Description - This area includes multiple parcels as part of a linear Linebaugh Avenue roadway corridor. Recent CPA history has identified interest in conversion of the existing uses for infill redevelopment. Parcel depths and configurations along the north side of the corridor permit a redevelopment opportunity for higher density residential and possibly mixed uses.
  - c. Current Future Land Use Category –
    - Parcel A (RES-4)
    - Parcel B (RES-4)
    - Parcel C (RES-4)
    - Parcel D (RES-4)
  - d. Adjacent Land Uses Categories –
    - Parcel A - North – RES-4  
South – LI  
East – RES-4  
West – SMU-6/RES-9
    - Parcel B - North – RES-4  
South – LI  
East – RES-4  
West – RES-4
    - Parcel C - North – RES-4  
South – LI

## Balance of Land Uses Within the Urban Service Area

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East – RES-9  
West – RES-4  
Parcel D - North – RES-4  
South – LI  
East – SMU-6/RES-9  
West – RES-9

- e. Proposed Future Land Use –  
Parcel A (RES-9)  
Parcel B (RES-9)  
Parcel C (RES-9)  
Parcel D (SMU-6)

The current suburban land use pattern includes larger lot residential uses located along the major transportation corridor. Infill redevelopment of residential and mixed-use projects may be possible in the area and could assist in increased residential accommodation. The proposed gross acreage development potential could be:

Parcel A – 151k sq.ft. and/or 89 du, based upon 0.35 FAR and/or 9 du/ac plan category.

Parcel B – 252k sq.ft. and/or 148 du, based upon 0.35 FAR and/or 9 du/ac plan category.

Parcel C – 254k sq.ft. and/or 150 du, based upon 0.35 FAR and/or 9 du/ac plan category.

Parcel D – 375k sq.ft. and/or 147 du, based upon 0.35 FAR and/or 6 du/ac plan category.

5. USF Area
- a. Acres – 143.1 MOL
  - b. Description - This area includes multiple parcels at a significant nodal location in the I-275 and Fletcher Avenue area. Defined by the major transportation corridors, this area includes strip commercial development, underutilized light industrial and higher density residential uses. Collectively these parcels represent a good infill redevelopment opportunity in the area.
  - c. Current Future Land Use – OC-20/LI/RES-20
  - d. Adjacent Land Uses – North – OC-20

## Balance of Land Uses Within the Urban Service Area

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South – RES-20/OC-20

East – RES-20

West – OC-20

- e. Proposed Future Land Use – LI to CMU-12

The current urban land use pattern includes strip commercial uses located along the major transportation corridors. The proximity to the USF campus and interstate system provides the opportunity for infill redevelopment of residential and mixed-use projects that could assist in increased pedestrian accommodation and replacement of underutilized uses. The proposed gross acreage development potential could be up to 1.0M sq.ft. and/or 566 du for the area based upon a 0.5 FAR and/or 12 du/ac plan category.

6. CR 579 Area

- a. Acres – 99.6 MOL

b. Description - This area includes multiple parcels located at the intersection of CR 579 and MLK Boulevard. Existing underutilized larger parcel and remnant lot plats with residential uses include the potential for mixed-use and higher density residential uses in the area.

- c. Current Future Land Use – RES-9/RES-6

d. Adjacent Land Uses – North – OC-20/RES-9/P/QP  
South – RES-4  
East – RES-6  
West – RES-9

- e. Proposed Future Land Use – CMU-12

The current suburban land use pattern includes adjacent commercial uses and a variety of residential use types in the area. The proximity to the transportation corridors and nodal location in the community provides the opportunity for infill redevelopment of residential and mixed-use projects that could assist in increased pedestrian accommodation and replacement of underutilized uses. The proposed gross acreage development potential could be up to 2.1M sq.ft. and/or 1,195 du for the area based upon a 0.5 FAR and/or 12 du/ac plan category.

## Balance of Land Uses Within the Urban Service Area

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7. S.R. 60 Area
  - a. Acres – 267.1 MOL
  - b. Description - This area includes multiple parcels in two locations where orientation towards the SR 60 corridor could be modified by infill redevelopment. The western location is proximate to the Brandon Hospital. Current commercial and hospital office support uses occur throughout the area. The eastern location includes underutilized commercial strip and larger lot residential uses.
  - c. Current Future Land Use – Parcel A – OC-20  
Parcel B – CMU-12/OC-20/RES-6  
Adjacent Land Uses – Parcel A –  
North – OC-20  
South – R-12  
East – OC-20  
West – OC-20  
Parcel B –  
North – RES-6  
South – RES-6  
East – RES-6/OC-20/RES-9  
West – RES-9/OC-20/RES-6
  - d. Proposed Future Land Use –  
Parcel A – UMU-20  
Parcel B – CMU-12

The current suburban land use pattern includes strip commercial uses and a variety of supportive hospital uses in Parcel A. The proximity to the transportation corridors and regional employment location in the community provides the opportunity for infill redevelopment of residential and mixed-use projects that could assist in increased pedestrian accommodation and the creation of new increasingly supportive uses. Replacement of underutilized uses in the Parcel B location will permit creation of infill residential and supportive mixed-use projects. The proposed gross acreage development potential could be:

Parcel A – Up to 4.3M sq.ft. and/or 2,104 du, based upon a 1.0 FAR and 20 du/ac plan category.

Parcel B - Up to 897k sq.ft. and/or 494 du, based upon a proportionate range of 0.5 FAR and/or 12 du/ac plan category.

## Balance of Land Uses Within the Urban Service Area

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8. Bloomingdale Avenue Corridor
  - a. Acres – 275.2 MOL
  - b. Description - This area includes multiple parcels located at Bloomingdale Avenue and Bell Shoals intersection. This location is an important commercial node for the community that could be aided by infill redevelopment of higher density residential and mixed- use projects.
  - c. Current Future Land Use – OC-20/RES-4/RES-6
  - d. Adjacent Land Uses –
    - North – RES-4
    - South – RES-4
    - East – RES-4
    - West – RES-4/RES-6
  - e. Proposed Future Land Use –
    - Parcel A – Retain OC-20
    - Parcel B – CMU-12

The current suburban land use pattern includes commercial uses and larger lot suburban residential and support uses along the Bloomingdale corridor. The proximity to the transportation corridors and the lot configuration provides the opportunity for infill redevelopment of residential and mixed-use projects that could assist with increased community identity. The proposed gross acreage development potential could be:

Parcel B – Up to 3.1M sq.ft. and/or 1,756 du for the area based upon a 0.5 FAR and/or 12 du/ac plan category.

The project team has developed a map series for each potential land use change location. Please see maps following this section.

## ***Section Four – Mixed Use Land Use Categories***

As part of this project, the project team met with Planning Commission staff and reviewed the policy guidance provided within the Evaluation and Appraisal Report relating to mixed-use provisions within Hillsborough County. This section of the report identifies preliminary criteria for identification of appropriate locations for land use changes within the unincorporated portions of Hillsborough County.

### **A. EAR Policy Directives**

1. Establish minimum percentages of “mixed-uses” for projects within Mixed Use land use categories and/or above certain thresholds that also support the development of self-sustaining communities.
2. Identify appropriate standards such as: projects must achieve at least 80% of the maximum density of the land use category and non-residential uses of at least 100 sq. ft. per residential unit must be provided in mixed use land categories for projects over 40 acres in size can be established to ensure that an appropriate mixture of uses is provided.

### **B. Existing Category Buildout**

The project team reviewed the County’s current plan category descriptions, locations and buildout assumptions. The following existing data table identifies that within the hierarchal scale of the mixed use categories that the more localized categories have a greater percentage of a single dominant use and as the scale changes to suburban, community, and urban mixed use these categories depict a greater range of use. However, in the regional mixed-use category, the uses are again dominated by a single use that may reflect the regional employment condition occurring within these locations.

## Balance of Land Uses Within the Urban Service Area

### Existing Buildout Assumptions By Land Use Category (2015 PLAN)

Land Use Category	Percentage of Expected Use			Historic Density		Vacant & AG ACRES	Estimated units			Population Capacity		
	SF	MF	OTHER	SF	MF		SF	MF	TOTAL UNITS	SF	MF	TOTAL PERSONS
NEIGHBORHOOD MIXED USE-3 & 4	60%	10%	30%	3.90	4.00	4,667	10,921	1,867	12,788	29,268	3,528	32,796
SUBURBAN MIXED USE-6	40%	20%	40%	5.00	5.87	10,377	20,754	12,183	32,937	55,621	23,025	78,646
COMMUNITY MIXED USE-12	35%	25%	40%	6.00	12.00	9,770	20,517	29,310	49,827	54,986	55,396	110,381
URBAN MIXED USE-20	5%	45%	50%	6.00	19.80	4,504	1351	40,131	41482	3621	75,847	79468
REGIONAL MIXED USE-35	0%	30%	70%	0.00	50.00	865	0	12,975	12,975	0	24,523	24,523

### C. Proposed Change Based Upon New Category Requirements

The project team reviewed case study examples from other similar Florida communities and identifies several modifications to the current County mixed-use provisions.

Land Use Category	Minimum Percentage of Required Use by Sq. Ft.					
	SF	MF	Open Space	Civic Use	Main Use	Different Use
NEIGHBORHOOD MIXED USE-3 & 4	0%	10%	*10%	0%	80%	10% (can be civic)
SUBURBAN MIXED USE-6	0%	10%	*10%	0%	80%	10% (can be civic)
COMMUNITY MIXED USE-12	0%	10%	5%	5%	75%	15%
URBAN MIXED USE-20	0%	10%	5%	5%	70%	20%

#### Notes –

- Residential component will be required at a minimum 10% MF to encourage vehicular trip reduction and housing diversity.
- At least 2 uses in addition to open space (public parks) and civic uses (schools, libraries, emergency services, post offices, government agencies, churches, daycares, recreation centers, etc.) will be required.
- \* Clustering is required for preservation of natural and scenic qualities of open lands.
- \*\* If main use is residential, at least 10% must be multi-family.

## Balance of Land Uses Within the Urban Service Area

### C. Activity Center Mixed-Use Provisions

The project team identifies that supporting mixed-use and walkable pedestrian developments within activity centers is an important goal. To ensure that this goal is implemented within future projects, the following maximum FAR's are proposed to bring additional emphasis.

Land Use Category	Maximum FAR Single Use (2015 Plan)	Maximum FAR Mixed Use (2015 Plan)	Proposed Maximum FAR, Mixed Use Required
NEIGHBORHOOD MIXED USE-3 & 4	.25	.35	.35
SUBURBAN MIXED USE-6	.25	.35 (.50 if LI)	.35
COMMUNITY MIXED USE-12	.50	.50	.50
URBAN MIXED USE-20	1.0	1.0	1.0
REGIONAL MIXED USE-35	2.0	2.0	2.0

Within Primary Activity Centers a maximum of 2.0 FAR with a 60-20-10-10 use distribution percentage should be required. Within the Secondary Activity Centers a maximum 1.0 FAR with a distribution of 70-10-10-10 use distribution percentage should be required.

Use Mix Required	Primary AC	Secondary AC
Civic	10%	10%
Open Space	10%	10%
Other Use Type	20%	10%
Different Other Use Type(s)	60%	70%

Notes –

- Primary Activity Center Max. FAR = 2.0 (60-20-10-10%)
- Secondary Activity Center Max. FAR = 1.0 (70-10-10-10%) Greater emphasis on provision of civic uses and public open space in Activity Centers.

## **Balance of Land Uses Within the Urban Service Area**

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- A conversion factor (i.e. equivalency matrix) may be proposed and approved to maximize ratios based upon the localized conditions occurring within an activity center during the Special Area Plan process. However, no conversion of minimum open space and civic uses shall be permitted.

## *Section Five – Recommended Amendments to the Future Land Use Element of the Comprehensive Plan*

### **Policy A-5.2:**

The development of a variety of employment and other activity centers shall be encouraged at adopted locations, as defined by the concept plan and applicable development regulations, to provide employment opportunities throughout existing and planned development areas.

### **Policy A-7.4:**

A minimum of 25% of a parcel shall be set aside as open space. If more than 25% of a project or parcel is classified as conservation or preservation areas, as defined, then additional lands, i.e. those in excess of 25%, must also be preserved, to a maximum of 50% of the entire site. Exception to this is as specified within the mixed-use FLU categories and within designated activity centers.

### **~~Policy B-2.5:~~**

~~The County will establish techniques to be adopted into the Comprehensive Plan/County Land Development Code, which will be directed toward ensuring mixed use development in the mixed use categories (by July 2004). Such techniques may include:~~

- ~~• establishing standards and guidelines for mixed use development (including criteria, such as, percentages for mixed use);~~
- ~~• developing a definition for, delineating the boundaries of, and creating incentives to attract growth, to recognized activity centers;~~
- ~~• establishing transportation corridor network plans for the Urban Service Area (USA), which support and link recognized activity centers with a variety of transportation modes;~~
- ~~• establishing strategies for concurrency standards that do not impede infill development and the desired development type, form, design and location in mixed use areas;~~
- ~~• establishing development criteria for Traditional Neighborhood Development (TND), including application of mixed uses; and~~
- ~~• establishing a transfer of development rights program for sending and receiving zones, and an ongoing monitoring and evaluation process to promote Traditional Neighborhood Development (TND), as appropriate.~~

## Balance of Land Uses Within the Urban Service Area

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### Policy B-2.6:<sup>ii</sup>

New projects proposed in the mixed use plan categories, over ~~10~~ ~~40~~ acres in size (except for those developed within identified "economic development areas"), shall be required to develop as a mixture of more than one land use within a single building, or within a single project in separate buildings. New projects over ~~10~~ ~~40~~ acres in size are to be developed in accordance with regulations to be adopted in the County's land development code. All development projects, regardless of size, have to meet Land Development Code standards.

### ~~Policy B-2.7:<sup>iii</sup>~~

~~The County will provide criteria/percentage distributions for development in the mixed use categories for the south county area (generally south of the Alafia River, including Gibsonton Riverview and Ruskin-Sun City planning areas), by December of 2002.~~

### Policy B-5.3:

When planning the location of new non-residential developments within activity centers, as described in the Implementation Section of this Plan, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses within the activity center toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

### Policy B-5.9:

The expansion of existing strip commercial areas shall be prohibited, except where existing conditions and/or the provision of infill redevelopment is identified. ~~in accordance with infill provisions~~. Office or higher density residential development shall be considered as a viable alternative when in accordance with applicable development regulations.

### Policy B-5.11:

Permit consideration of commercial uses including hotels and motels at intensities at or above the neighborhood serving commercial scale at locations with direct or adequate road access to interstate connectors and within the designated commercial activity center of an interstate interchange. Development within the designated commercial activity center to commercial scale must be pursuant to a planned development (PD) zoning district, and is subject to all other applicable land development regulations. As used in this Policy, the term commercial activity center means the area extending to an appropriate, reasonable, natural or man-made

## **Balance of Land Uses Within the Urban Service Area**

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boundary from the intersection of an interstate highway ramp and its connector road, and to a reasonable depth from the interstate connector road.

### **New Policy #:**

Primary and Secondary Activity Centers will be designated by floating zone designations that area based on current TAZ boundaries. Actual implementation requires refinement of limits and ultimate compatibility with existing conditions through Special Area Plan analysis.

### **New Policy #:**

Implementation of the Primary and Secondary Activity Center designation and incentive provisions will require a Special Area Plan. The SAP will analyze the local conditions and develop context sensitive solutions for the unique redevelopment activity.

### **New Policy #:**

The Activity Center Special Area Plan process will be either a County or developer initiated analysis that ultimately demonstrates the location of uses, ensures adequate mixture of uses within the area, multi-modal accommodation, pedestrian oriented design, resource protection, and appropriate community context.

### **New Policy #:**

Designated Primary and Secondary Activity Centers shall meet the following requirements –

- i. Special Area Plan analysis,
- ii. Requires minimum density of 8 du/acre for designated area,
- iii. Requires a minimum 60-40% mixture of residential / non-residential uses in Primary Activity Center locations, and 70-30% mixture within Secondary Activity Center locations,
- iv. Requires pedestrian oriented design,
- v. Requires multi-modal district if LOS of roadways are not adequate to support development, and
- vi. Requires transit supportive design if fixed guideway system is planned.

### **New Policy #:**

Designated Primary and Secondary Activity Centers shall be permitted the following incentives) to assist in their ultimate development –

- i. Permit establishment of a multi-modal district,
- ii. Permits increase of designated area density/intensity to 20 du/ac or 1.0 FAR by right, and

## Balance of Land Uses Within the Urban Service Area

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- iii. Permits increase of designated area density/intensity up to 35 du/acre or 2.0 FAR if Transfer of Development Rights are utilized.

Within the existing Comprehensive Plan's Section V Implementation narrative, the following edits are identified:

The Future of Hillsborough Comprehensive Plan is predicated upon a growth scenario that establishes a concept based upon activity centers to serve the needs of the residents of Hillsborough County. The activity centers will begin to form an urban structure that encourages the cohesiveness of the neighborhood unit while facilitating the connection and interdependence of the region as a whole. The activity centers will be designated by four classifications depending upon the function and character of the specific center.

- Regional Activity Centers ~~High Intensity Activity Center~~: This designation refers to the high concentration of government centers, high intensity commercial uses and potential high density residential development that will emphasize the Central Business District of Tampa as the central core of the Tampa Bay Region, as well as the Westshore Area with its major office and employment areas and the University of South Florida Area with its higher educational facilities.
- Primary Activity Centers: ~~Regional Activity Centers~~: These activity centers designate TAZ locations for existing and future major regional employment clusters that have more than 1,000 regional commercial or service employees. It is anticipated that regional shopping centers, major office and employment areas, higher educational facilities and professional sports and recreation complexes exist or will develop in higher concentrations. Higher residential densities can also be considered for these areas as services and facilities become available to provide the necessary infrastructure. Existing viable low density residential uses found within or adjacent to the Primary ~~Regional~~ Activity Centers should be protected through policies of the Comprehensive Plan. Ultimate limits of the Primary Activity Center shall be determined by a Special Area Plan analysis.
- Secondary Activity Centers: These activity centers ~~Community Activity Centers~~: ~~The Community will~~ designate TAZ locations for future major regional employment clusters that are anticipated to have more than 1,000 regional commercial or service employees. It is anticipated that these locations will ~~and~~ emphasize a focal point for surrounding neighborhoods that will include a variety of public facilities and services including commercial and office development, integration of viable residential neighborhoods and the redevelopment of areas within the activity center

## Balance of Land Uses Within the Urban Service Area

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appropriate for higher intensity uses. These activity centers will be encouraged to develop into activity centers forming a community center for surrounding residential areas.

- ~~• Neighborhood Activity Centers: The Neighborhood Activity Centers designate areas appropriate for some higher intensity residential development with the density tied to a relationship with the scale of existing surrounding development. The neighborhood activity centers will serve as a smaller scale community center, and they can include limited commercial and office uses to serve the surrounding residential development at the neighborhood scale. The neighborhood activity centers will reflect the character of their location, depending on whether the adjacent community is urban or suburban in nature. Additionally, the rural communities would be specifically served by a rural activity center which would have specialized services that cater to the needs of rural residents and follow the general characteristics of the neighborhood activity center.~~

The identification of the activity centers in the Future of Hillsborough Comprehensive Plan will help provide form and function to the community fabric by beginning to give definition to the activity centers that encompass Hillsborough County. The unique characteristics that form the neighborhoods of Hillsborough County can be emphasized and unified by the establishment of the interconnected activity center concept of community development. This concept can also begin to form the framework of a future system of mass transit to tie together the activity centers in Hillsborough County, and to reduce dependence upon the automobile as a primary means of transportation.

Though the activity center/corridor concept is a concept only, it is one of the structural bases of the Comprehensive Plan. Future land uses have been programmed to enhance the development of existing activity centers, and to act as a catalyst for the development of new activity centers. In the future, land use plan amendments and rezonings will be reviewed to determine if each meets the intent of the Comprehensive Plan. Additional activity centers may emerge in the future, as a result of the cumulative decisions made during these processes.

~~The identification of Neighborhood Nodes will occur within a neighborhood planning effort. The identification of the High Intensity Activity Center, Regional Activity Centers and Community Activity Centers are related to the current or concurrent existence of the appropriate identified infrastructure, neighborhood character and intensity, and planned complementary land use designations to support the activity center structure and level of intensity.~~

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### Description of Regional Activity Centers ~~High Intensity Activity Center~~

- Activity centers must be a ~~the~~ dominant focal point for entire community (i.e., Hillsborough County).
- Activity centers must include high concentration of government centers, high intensity commercial uses and the potential for high density residential development.
- Activity centers must be considered a central destination point for any fixed guideway rail transit system being planned.
- Activity centers should function as cultural focal point for entire community.
- Activity center must be located adjacent to a ~~the~~ main interchange of the interstate/expressway transportation system.

The ~~only identified or potential high intensity~~ Regional Activity Center's located in Hillsborough County include the following areas: ~~is~~

- the Central Business District of Tampa,
- the Westshore Business District, and
- the University of South Florida campus area.

### Description of Primary Activity Centers ~~Regional Activity Centers~~

- Primary Activity centers must be located within TAZ's where existing or potential regional uses have a minimum of 1,000 regional commercial or service employees and represent ~~scale~~ mixed use activity centers shown on the Future of Hillsborough land use plans by the designation of appropriate land use categories reflecting the desired future intensities.
- ~~Regional Primary Activity centers should must~~ be located in potential transit emphasis corridors, for any fixed rail transit system.
- ~~Regional Primary Activity centers should must~~ be located in close proximity to the major transportation corridors and/or where public infrastructure investments are planned to ~~Interstate/Expressway Interchanges that~~ exist at time of designation of the activity center.
- ~~Regional Primary Activity centers should will~~ reflect a character compatible with the surrounding community land use structure and intensity. Special Area Plan analysis shall identify appropriate design solutions either through actual land use hierarchy or mitigation of impacts to the adjacent neighborhoods.

The Primary Activity Centers ~~Regional Activity centers~~ identified include the following areas: ~~West Shore Business District, the high intensity Regional Mixed Use-35 area~~

## Balance of Land Uses Within the Urban Service Area

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~~designated along I-75 in Brandon, the U.S.F. area and the portion of Tampa Palms referred to as University North at the interchange of C.R. 581 and I-75.~~

- Water's Avenue / Veteran's Expressway
- N. Dale Mabry Corridor
- Citrus Park
- USF/I-275
- USF/I-75
- Harney Road/Tampa Bypass Canal
- Hillsborough Avenue/I-75
- Crosstown Expressway/I-75
- S.R. 60/I-75
- Southshore/I-75

Description of Secondary Activity Centers: ~~Community Activity centers~~

- Secondary Activity Centers must be located within TAZ's where existing or potential regional uses have a minimum of 1,000 regional commercial or service employees and represent scale mixed use activity centers shown on the Future of Hillsborough land use plans by the designation of appropriate land use categories reflecting the desired future intensities.
- Secondary Activity Centers should ~~must~~ be located in transit emphasis corridors or in close proximity to existing or immediately planned intersection of 2 major arterials, expressway interchanges, or future fixed rail transit station locations.
- Secondary Activity Centers should ~~must~~ have the capability of serving as the focal point for the existing surrounding community in terms of mixture of land use and compatibility of character.
- Activity center must be supported by land use categories adopted as part of the Future of Hillsborough Land Use Plan.
- Secondary Activity Centers should ~~Community Activity Centers will~~ reflect a character compatible with the surrounding neighborhood land use structure and intensity. Special Area Plan analysis shall identify appropriate design solutions either through actual land use hierarchy or mitigation of impacts to the adjacent neighborhood.

The Secondary Activity Centers identified include the following areas:

- Racetrack Road/Hillsborough Avenue
- Water's Avenue/Veteran's Expressway
- Citrus Park
- N. Dale Mabry Corridor
- Hillsborough Avenue/I-75

## Balance of Land Uses Within the Urban Service Area

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- MLK Boulevard/I-75
- Causeway Boulevard/U.S. 41
- S.R. 60 Corridor
- Progress boulevard / I-75
- U.S. 41/Big Bend Road
- U.S. 41/College Avenue Corridor

~~Community Activity Centers identified include: the developing areas located adjacent to and north of the future Hillsborough Avenue/Waters Avenue intersection and north along Race Track Road; the intersection of Sheldon Road, Memorial Highway and Hillsborough Avenue in Town and Country; the intersection of Gunn Highway, Sheldon Road and the Veteran's Expressway in Citrus Park; the intersection of Eisenhower Boulevard and the Veteran's Expressway, the intersections of Waters Avenue and the Veteran's Expressway, Dale Mabry, Busch and Dale Mabry, Ehrlich and Dale Mabry, Van Dyke and Dale Mabry in Lutz; the intersection of Bird and Waters, Busch and Florida/Nebraska and Bearss Avenue and I-275 in North Tampa, Busch Boulevard, and 30th and Busch Boulevard and 56th Street. in the Temple Terrace area, the intersection of Hillsborough Avenue and 56th Street in East Tampa, the interchanges of I-75 and Fletcher, Fowler I-4, Gibsonton Drive, Big Bend Road and SR 674 and the Central Business Districts of Ruskin, Brandon and Plant City.~~

~~Neighborhood Activity centers because of their scale and their incorporation into the overall fabric of a community should only be designated as part of the mid-range planning effort involved in the development community and neighborhood area plans. Neighborhood activity centers are more closely tied to the individual communities. They may vary widely in scale and intensity, and the actual land use will be tied to compatibility with immediate neighborhoods. Within this component of activity centers a sub-component would be designated as rural activity centers. This sub-component would be very closely tied to rural communities where there are specific needs for rural areas resident both agricultural and residential. A rural activity center would be dissimilar to a neighborhood activity center in that convenience commercial needs would not be an essential element but a more specialized retail/service functions that reflects the activities (agricultural and residential) of the area would be composition of the rural activity center.~~

# Balance of Land Uses Within the Urban Service Area

## FUTURE OF HILLSBOROUGH SUBURBAN LAND USE CLASSIFICATION

### Neighborhood Mixed Use-4 (3)(NMU-4(3))<sup>iv</sup>

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p><sup>v</sup>Up to 4.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Some areas have been further limited in density to 3 dwelling units per acre and have been identified on the FLUM as such.</p>	<p>Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.</p>	<p>Suburban scale neighborhood commercial limited to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. For free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located.</p>	<p><sup>xii</sup>The NMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services, necessary to support these intensities and densities, are made available.</p>
<p><sup>vi</sup>Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.</p>	<p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p><sup>viii</sup>Office uses, research corporate park uses, multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following<sup>ix</sup> requirements.</p>	<p>Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. .</p>
<p>Rezoning<sup>viii</sup> shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.</p>	<p>Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.</p>	<p><sup>x</sup>Rezoning<sup>s</sup> shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.</p>	<p>The NMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a NMU project may be required to preserve up to fifty percent open space within the project.</p>
<p>Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p>	<p><u>Projects that exceed 10-acres in size must demonstrate the following mixture of uses 70-10-10-10 (first use, second use, civic, open space).</u></p>	<p>Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.</p>	

# Balance of Land Uses Within the Urban Service Area

## FUTURE OF HILLSBOROUGH SUBURBAN LAND USE CLASSIFICATION

### Suburban Mixed Use-6 (SMU-6) <sup>xii</sup>

#### RESIDENTIAL GROSS DENSITY

<sup>xiii</sup>Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands.

Projects utilizing this option must meet the requirements specified below.

<sup>xiv</sup>Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.

Rezoning <sup>xv</sup>shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.

Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

#### TYPICAL USES

Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.

Projects that exceed 10-acres in size must demonstrate the following mixture of uses 70-10-10 (first use, second use, civic, open space).

#### MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park.

Actual square footage is dependent on the classification of the roadway intersection where a project is located.

Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. light industrial uses may achieve an FAR up to 0.50.<sup>xvi</sup>

Rezoning <sup>xvii</sup>shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.

Neighborhood Commercial uses shall meet locational criteria or be part of a larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or be restricting the location of incompatible uses.<sup>xviii</sup>

#### SPECIFIC INTENT OF CATEGORY

<sup>xix</sup>The SMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

The SMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a SMU project may be required to preserve up to fifty percent open space within the project.

# Balance of Land Uses Within the Urban Service Area

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## FUTURE OF HILLSBOROUGH URBAN LAND USE CLASSIFICATION

### Community Mixed Use -12 (CMU-12)<sup>xx</sup>

#### RESIDENTIAL GROSS DENSITY

Up to a maximum of 12.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

#### TYPICAL USES

Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that exceed 10-acres in size must demonstrate the following mixture of uses 60-20-10-10 (first use, second use, civic, open space).

#### MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 0.5 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. The retail commercial component of a project cannot exceed 650,000 square feet. Allowable density shall be up to twelve (12) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

#### SPECIFIC INTENT OF CATEGORY

The CMU area shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation a public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. Exceptions to this requirement may be included within the Land Development Code.

# Balance of Land Uses Within the Urban Service Area

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## FUTURE OF HILLSBOROUGH URBAN LAND USE CLASSIFICATION

### Urban Mixed Use - 20 (UMU-20) <sup>xxi</sup>

#### RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. The maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

#### TYPICAL USES

Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that exceed 10-acres in size must demonstrate the following mixture of uses 60-20-10-10 (first use, second use, civic, open space).

#### MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 1.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to twenty (20) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

#### SPECIFIC INTENT OF CATEGORY

The UMU areas shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. Exceptions to this requirement may be included within the Land Development Code.

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### FUTURE OF HILLSBOROUGH URBAN LAND USE CLASSIFICATION

## Regional Mixed Use-35 (RMU-35) xxii

#### RESIDENTIAL GROSS DENSITY

Up to a maximum of 35 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.. See related policies regarding clustering.

#### TYPICAL USES

Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that exceed 10-acres in size must demonstrate the following mixture of uses 60-20-10-10 (first use, second use, civic, open space).

#### MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 2.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to thirty five (35) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

#### SPECIFIC INTENT OF CATEGORY

The RMU category shall form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

The RMU category should be surrounded by other urban level plan categories and be located at high level transit lines. Rezonings shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. Exceptions to this requirement may be included within the Land Development Code.

**Balance of Land Uses Within the Urban Service Area**

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