

Public Meeting #1: Update and Overview

April 1, 2021 (5pm & 6:30pm Sessions)

Residential Planned-2 (RP-2) LAND USE STUDY



Hillsborough
County Florida



Plan
Hillsborough



Welcome! Thanks for coming!

What are we doing today?

Presentation

1. Update on study and comprehensive plan amendment
2. What we've heard
3. Updated process and schedule

Activities

1. Exercises and open forum

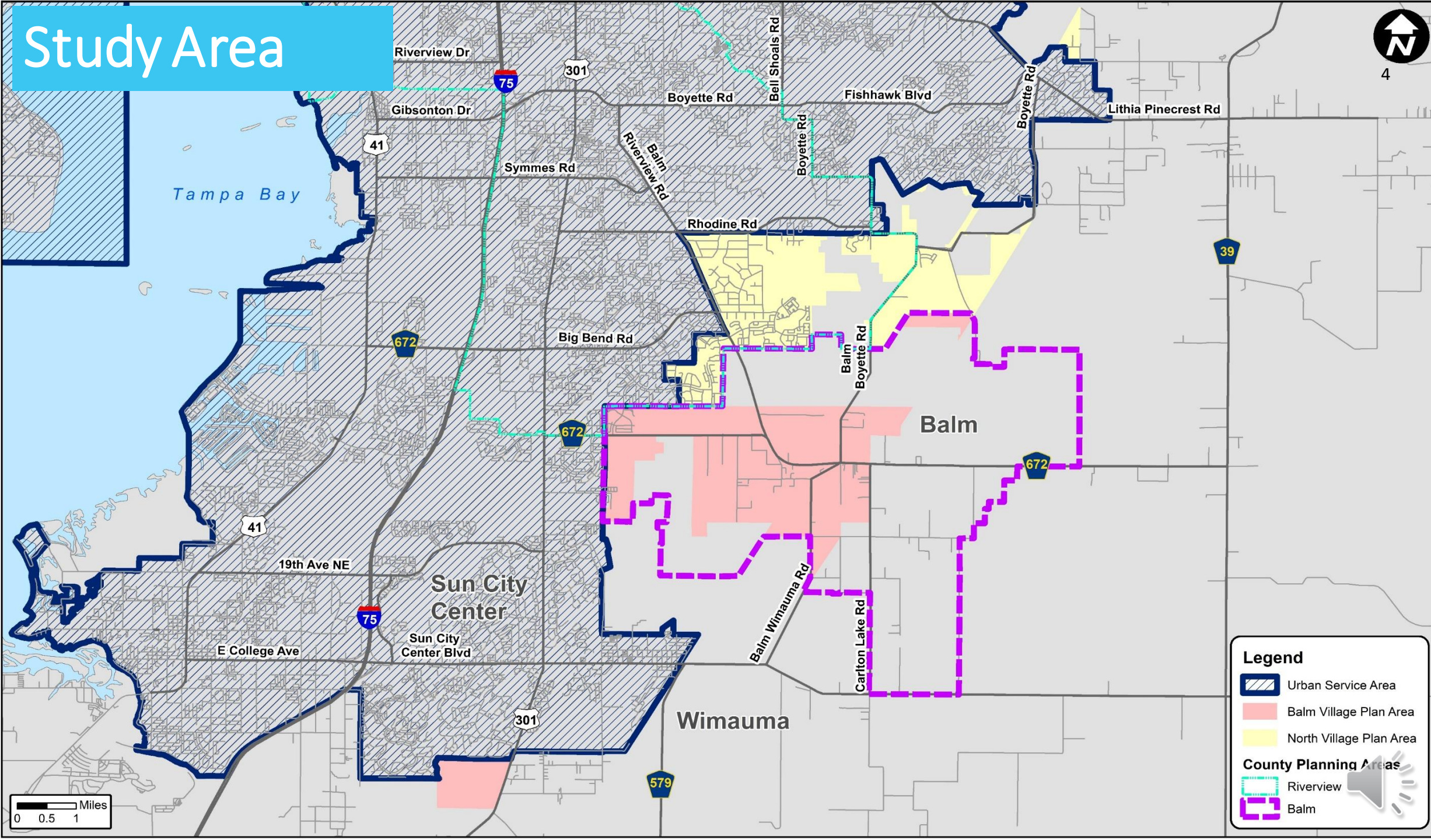


Update on Study: Purpose

- Recommend changes to current RP-2 policies and regulations
- How do we find a workable solution
- Balancing:
 - Maintaining rural character
 - Efficient development and infrastructure
 - Entitlements and property rights
 - Impacts future development



Study Area



Update on Study: Background

- Moratorium adopted December 4, 2019
- Study began in February 2020
- Extensions due to COVID
- Developed comprehensive plan and land development code amendments
- Public Hearings
 - Planning Commission (2/1/21)
 - BOCC (2/4/21)

“a pause in the process to see what people want”

“revisit and better define some of zoning categories.”



Update on Study: What is being updated?

FOCUS
FOR
TODAY

- Comprehensive Plan Amendment
 - HC/CPA 20-11: FLUE Residential Planned-2 (RP-2)

Policies: Guides
future use of the
land and sets
densities (Broader)

- RP-2 Land Development Code Amendment
 - LDC 21-0288: Planned Village (RP-2)

Specific regulations
for use of the land
(how many homes,
how far apart, etc.)
(More Details)



Update on Study: What were the policies trying to achieve?



Clarified the policies and emphasize infrastructure



Introduced community benefits and design standards



Identified 2 different areas (North Village and Balm) and acreages



Update on Study: Policy Change

- Policy 33.2 Establishment Sub-Planning Areas

DENSITY	NORTH VILLAGE PLAN AREA	BALM VILLAGE PLAN AREA
BASE DENSITY	1 du/5 gross acres (unless more intense zoning district present)	1 du/5 gross acres (unless more intense zoning district present)
MAX. DENSITY	<p>Parcels with 50 acres or greater: 2 du/gross acre</p> <ul style="list-style-type: none"> • with design rules (planned villages and community benefits) from Part 5.04.00 of the LDC • 40% of more open space <p>4 du/gross acre with TDRs</p> <p>Parcels less than 50 acres Aggregation can occur</p>	<p>Parcels with 160 acres or greater: 2 du/gross acre</p> <ul style="list-style-type: none"> • with design rules (planned villages and community benefits) from Part 5.04.00 of the LDC • 40% of more open space <p>4 du/gross acre with TDRs</p> <p>Parcels less than 160 acres Aggregation can occur</p>

Aggregation means: Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.





Update on Study: Policy Change

Policy 33.7 Community Benefits and Services

*To achieve a maximum density of 2 dwelling units per acre, developments shall select from community benefit options which are designed to provide various **improvements above the base requirement** including **infrastructure, environmental lands, schools, commercial, and residential support uses.***



Update on Study: Policy Change

Policy 33.7 Community Connectivity

- *Develop **multimodal mobility master plan**- identify existing roadway improvements and multimodal local street network*
- ***Gates** shall only be permitted internal to the development*
- *Achieve **Vision Zero** principles (safe streets)*





Update on Study: Policy Change

- Policy 33.11 School Sites

Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites.





Update on Study: Policy Change

- Policy 33.13 Agriculture

Up to 50% of open space requirements may be agricultural uses including co-operative farming and agrihoods.



2) Recap of what we've heard



Timeline and Engagement

- Commenced February 2020
- 90+ meetings held with stakeholders, public, staff, and elected officials



Community Open House # 1

- Area Today



- Vision for the Area



What we've heard: February 2021 hearings



What we've heard: February 2021 hearings

- **Wetland density credit:** removal not supported
- **Outreach:** more time is needed to continue working with the public and refine proposed policy



What we've heard:

February 2021 hearings, Specifics

- **Infrastructure concerns:** transportation, schools, fire, stormwater, libraries
- **Community benefits:** too expensive, not enough benefit, analysis of benefits
- **Open Space:** 40% takes more land than existing regs, want to maintain rural character
- **Acreage limits:** Not many 160+ acre sites left, complicated
- **Others:** light pollution of development



3) Updated process and schedule




Where do we go from here?

- What is a workable solution?
- Updates to policies and regulations
- Multiple opportunities to participate
 - 2 public meetings, 1 open house, focus meetings




Schedule (Subject to Change)

 **TODAY: Public Meeting #1 – Update on Comprehensive Plan**

 April/May 2021: Focus meetings

 May 2021: Public Meeting #2 (Community Benefits/Neighborhood Design)

 June 2021: Open House (Review Updates)

 May & June: Board Meetings

 Aug. & Oct. 2021: BOCC (Public Hearings)

 Dec 31: Moratorium ends



Questions

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