

Welcome!

Workshop Packet

This packet includes an opportunity to share your thoughts and opinions on allowable density/acreages, open space, and housing and lot types. Please return this packet before leaving. Additional packets will be available to take with you should you like a copy.

More information can be found at the project website: bit.ly/residentialplanned

Thank you for your input!



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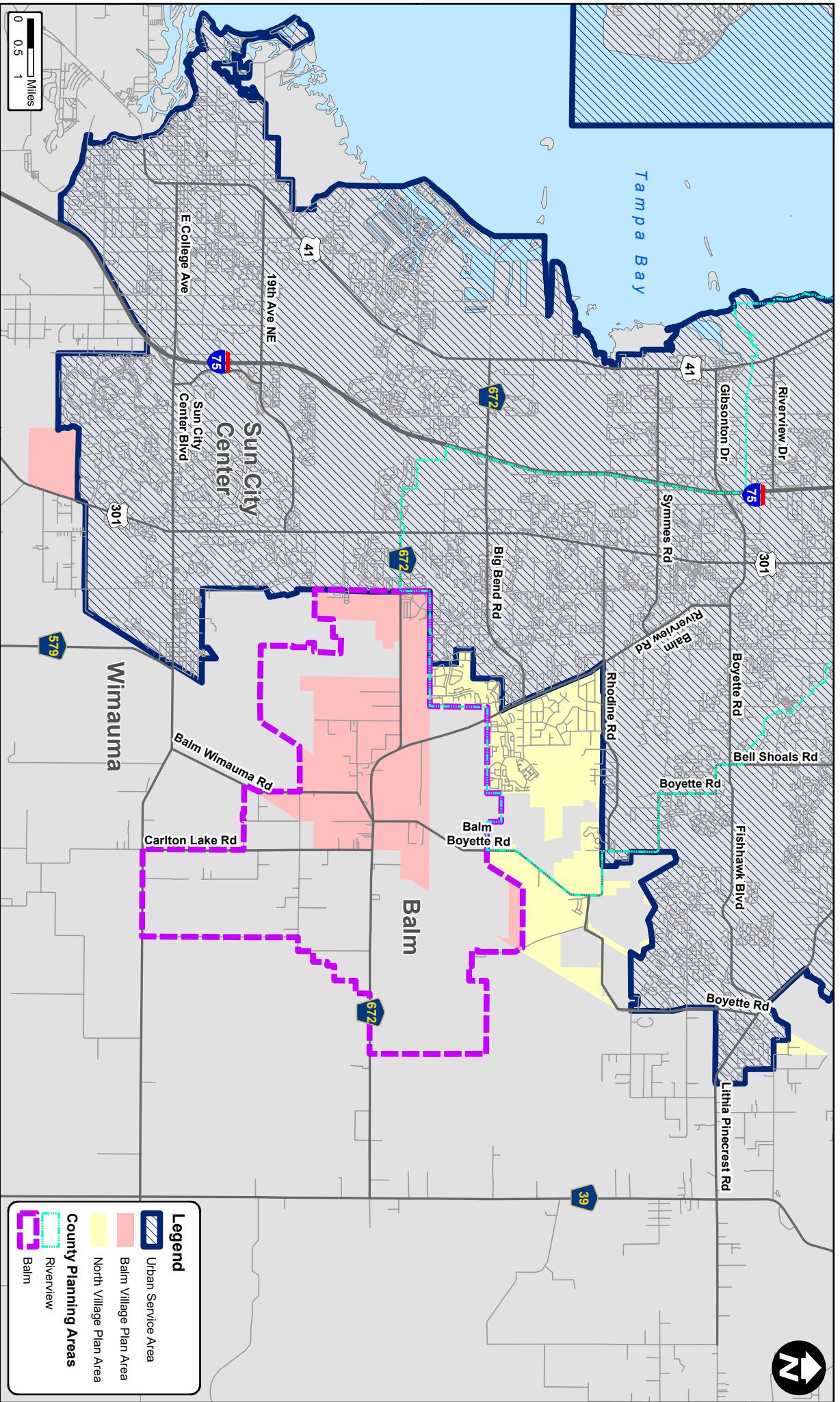
Project Background

The purpose of this study is to provide an analysis of development trends affecting current and future development for Residential Planned-2 (RP-2) designated lands located in Balm and Sun City Center, and with community input, make changes to the requirements of that land use category.




Project Schedule

- **TODAY:** Public Meeting #1 - Update on Comprehensive Plan
- **April/May 2021:** Focus Meetings
- **May 2021:** Public Meeting #2 (Community Benefits/Neighborhoods Design)
- **June 2021:** Open House (Review Updates)
- **May & June:** Board Meetings
- **August & October 2021:** BOCC (Public Hearings)
- **December 31:** Moratorium Ends



RP-2 Sub Plan Areas Designation Map



Legend

-  Urban Service Area
-  Balm Village Plan Area
-  North Village Plan Area

County Planning Areas

-  Riverview
-  Balm

ALLOWED DENSITY/ACREAGES

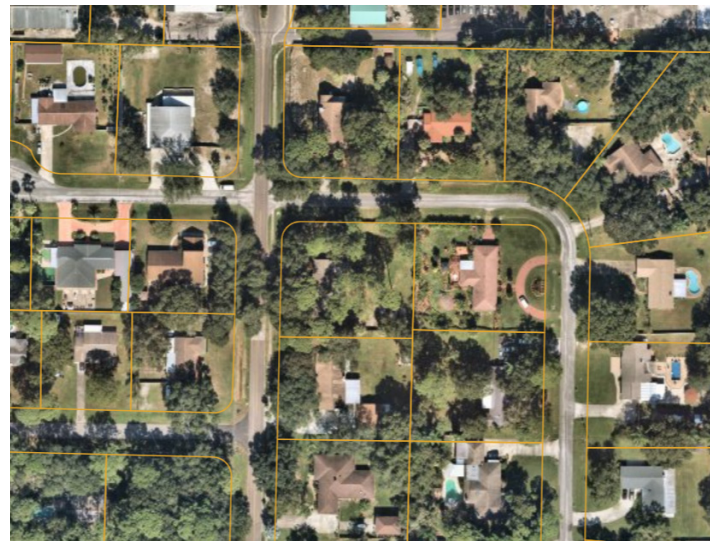
Description: In the proposed comprehensive plan amendment, developments can achieve densities up to two dwelling units per acre by meeting certain design requirements and conditions:

The proposed RP-2 land use category changes would allow development greater than 1 du per 5 acre on larger parcels (for parcels 50 acres or greater in the North Village and 160 acres or greater in the Balm Village when meeting certain regulations). Smaller properties can “aggregate” if they are adjacent, which means 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.

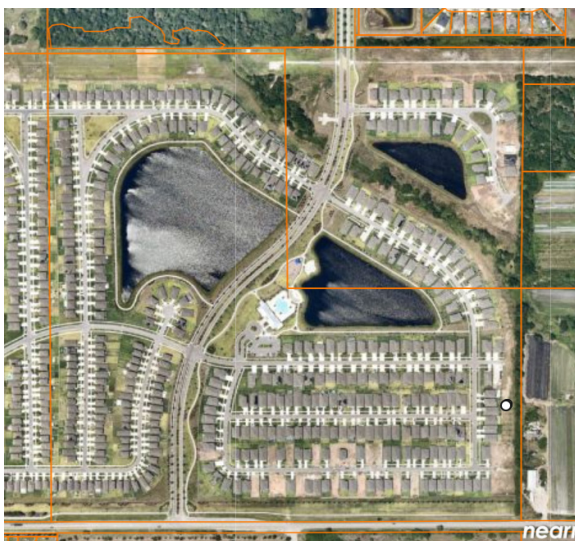
Below are examples of development with varying densities:



1 Dwelling Unit/Acre



2 Dwelling Units/Acre



3-4 Dwelling Units/Acre



1 Dwelling Unit/5 Gross Acres

Residential Planned-2 (RP-2) Land Use Study

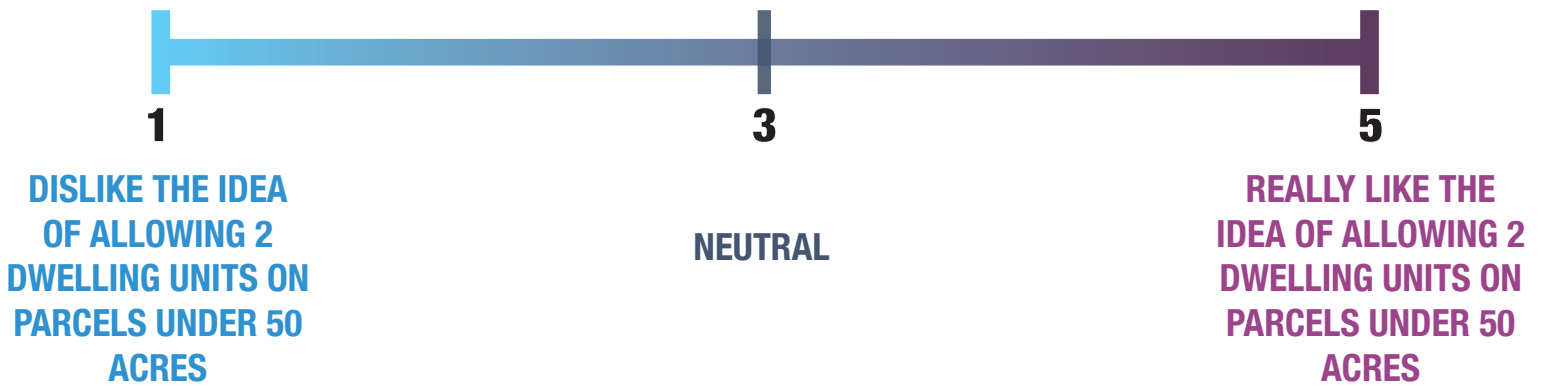


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Please rate your opinion on the scale below:



How strongly do you feel about your answer? (Please circle one):

Very Strong

Strong

Somewhat Strong

Neutral

Please provide comments/what's the right amount?:

OPEN SPACE

Description: Open space is land that is undeveloped and has no buildings or other built structures. Open space may include but is not limited to: stormwater ponds, community gardens and gathering spaces, trails and bike paths, perimeter landscaping, and agriculture uses.

In the proposed comprehensive plan amendment, developments are required to include up to 40% of open space in their developments.

Below are examples of different types of open spaces:



Agricultural Space



Green Space



10 Lot Development with 33% Open Space



8 Lot Development with 50% Open Space

Residential Planned-2 (RP-2) Land Use Study

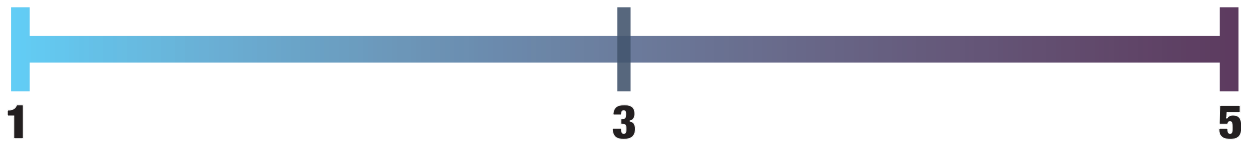


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Please rate your opinion on the scale below:



**REQUIRE LESS
OPEN SPACE IN
DEVELOPMENTS**

NEUTRAL

**REQUIRE MORE
OPEN SPACE IN
DEVELOPMENTS**

How strongly do you feel about your answer? (Please circle one):

Very Strong

Strong

Somewhat Strong

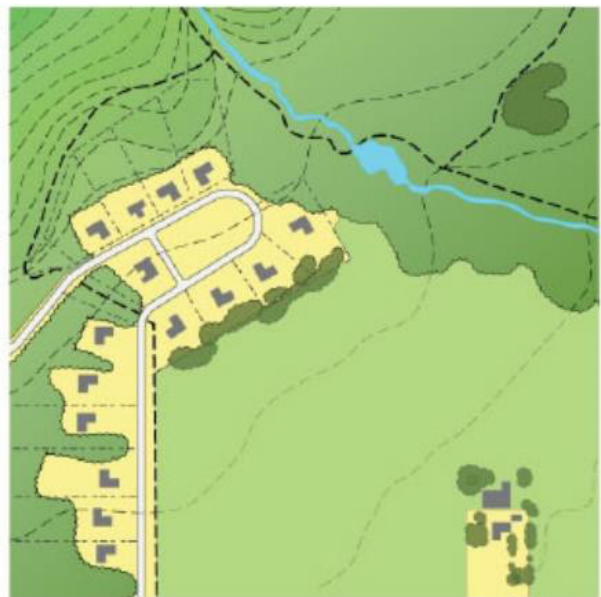
Neutral

Please provide any additional comments:

HOUSING AND LOT TYPES

Description: In the proposed comprehensive plan amendment, developments are encouraged to provide different housing types and lot sizes to balance the look and feel of development. For example, developments can provide larger lots on the outside of their development and smaller lots on the interior.

Below are just a few examples of different housing types and lot sizes:



Sources: Better Towns Toolkit, Strong Towns



Optional

Name _____

Address _____

Email _____

Phone Number _____

Focus Meetings (April/May)

The intent of the focus meetings will be to conduct smaller group meetings to workshop policies and regulations related to RP-2. It is anticipated up to three total meetings will be held in April and May. The focus meetings will be 3-4 hour in-person working sessions with the intent to balance differing viewpoints and make recommendations to the policies and regulations. They will be recorded and a summary of the discussion will be presented at Public Meeting #2 in May 2021 to receive further public input on policy recommendations.

- Policy Discussion
 - » Density policies (acreage thresholds and aggregation, Infrastructure policies)
- Neighborhood Design. Topics will include the following:
 - » Design rules, community benefits, housing and lot types, buffering/screening, open space requirements, mobility requirements

If you would like to participate in future meetings, please answer the questions below:

1. Which focus meeting are you interested in attending? (Please Check All That Apply)

- Policy Discussion
- Neighborhood Design

2. Which type of meeting are you interested in? (Please Check All That Apply)

- Listening in
- Engaging in the discussions

3. Do you have 3-4 hours blocks (2 to 3 times) through the month of April and May in which you would be able to commit? (Please Check One)

- Yes
- No

4. If interested, what would be the best time for your to participate? (Please Check All That Apply)

- Mornings
- Lunch
- Evenings

5. Are you available weekdays? (Please Check One)

- Yes
- No

6. Are you available Saturdays? (Please Check One)

- Yes
- No

NOTE: Due to current COVID restrictions capacity for these sessions will be limited. The make-up of the session does not lend itself well to virtual participation. The public will be invited to view the sessions but those in physical attendance will be active participants while those who attend virtually will be in a listening session. The general public will be able to comment on the outcomes of these sessions at the next public community meeting to be held in May.