

# Open House: Policy Updates

June 24, 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

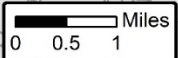
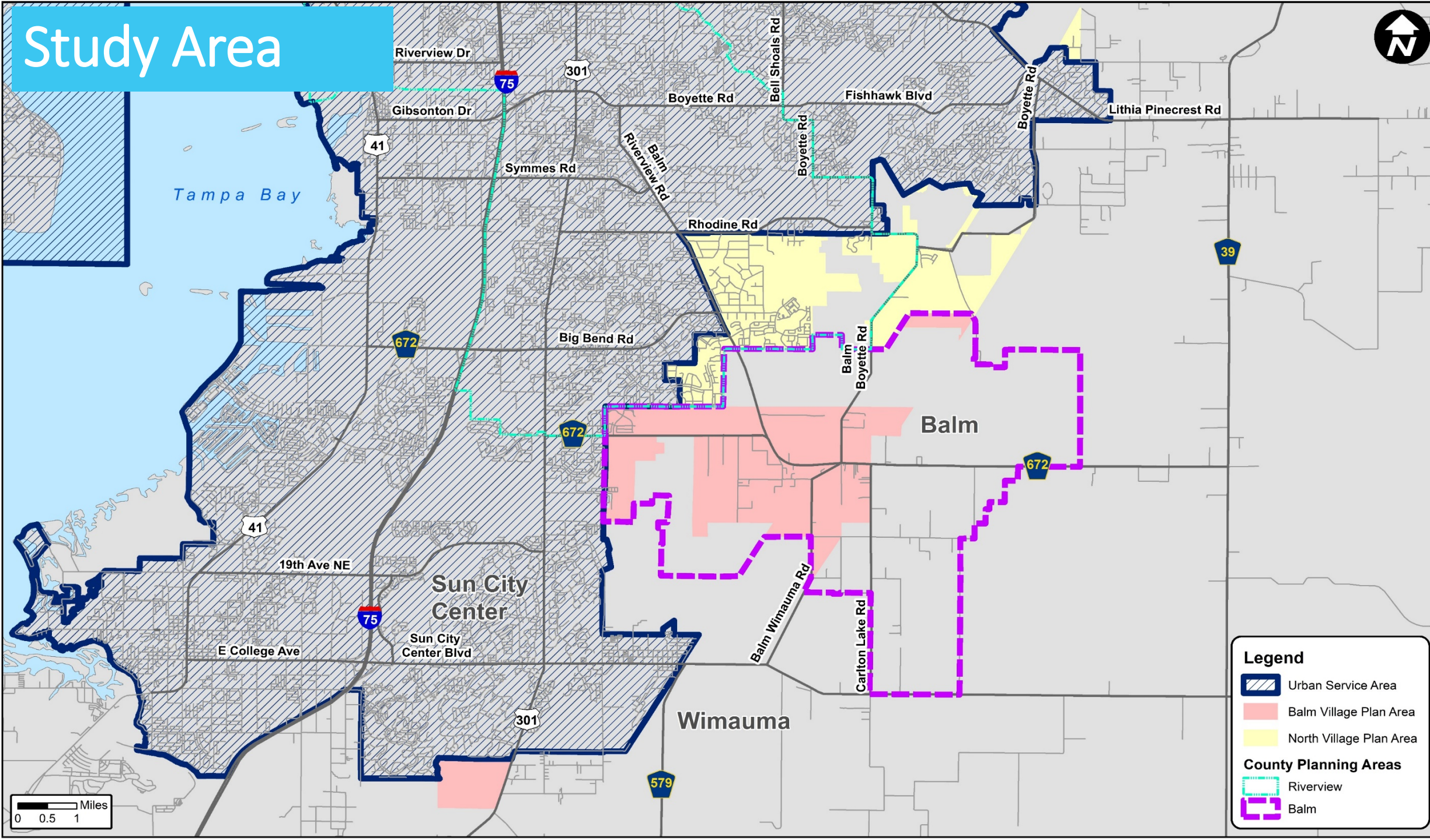
- Recap of Study Purpose
- Policy changes as a result of community feedback and recent feedback
- Station Rotation preview

### Agenda

1. Open Forum: Q & A (15 min)
2. Station Rotation & Handout Completion (40 min)
  - **Station 1:** Summary of Points Station
  - **Station 2:** Policy Changes: Existing Code vs. Proposed Code Station
  - **Station 3:** Community Benefits Prioritization Station
  - **Station 4:** Development Pattern Comparison Station
3. Turn in Handout to Staff



# Study Area



**Legend**

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

**County Planning Areas**

- Riverview
- Balm

# Recap: What is being updated?

- Comprehensive Plan Amendment
  - HC/CPA 20-11: FLUE Residential Planned-2 (RP-2)
- RP-2 Land Development Code Amendment
  - LDC 21-0288: Planned Village (RP-2)

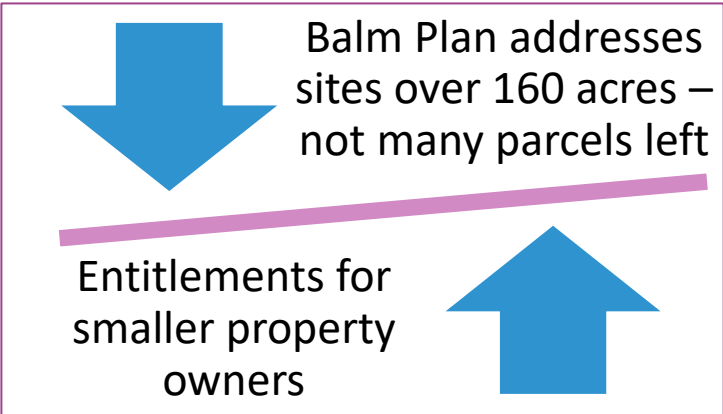
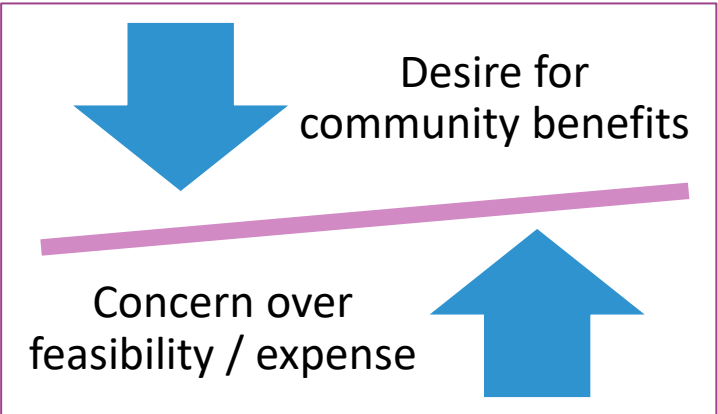
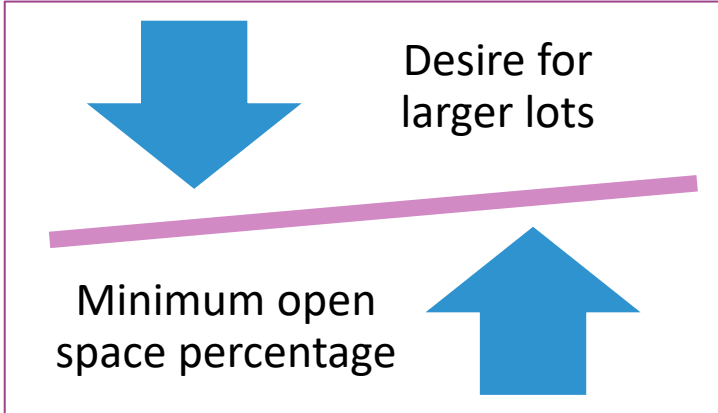
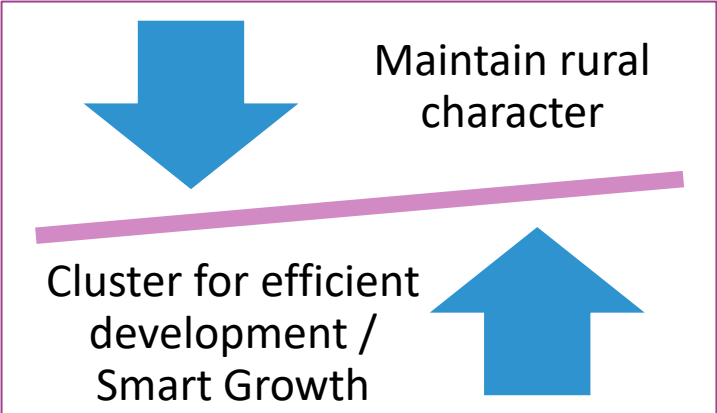
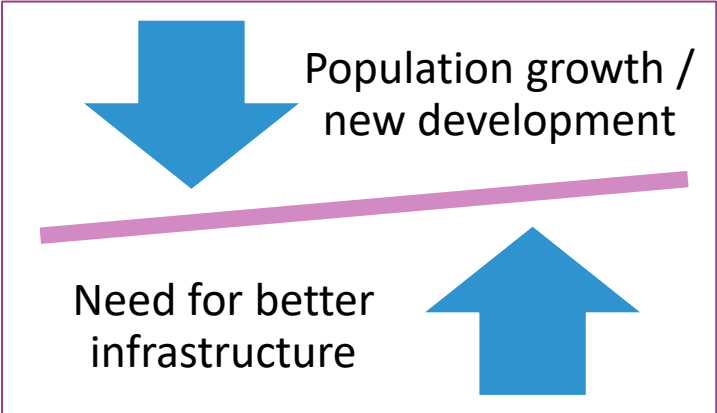
Policies: Guides future use of the land and sets densities (Broader)

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



# Recap: What are we trying to balance?

## Workable solution



# Recap: What is *not* a part of this study?

- Environmentally Sensitive Land Credit
- Unaggregated Parcels in the North Village Plan area under 50 acres and in the Balm Village Plan Area under 160 acres
- Broader infrastructure concerns outside of the RP-2 Study Area



# Spring 2021 Meetings with the Community

- **April 1, 2021:** Open House Public Meeting
- **April 24, 2021:** Topic Meeting #1: Policy Discussion
- **May 3, 2021:** Topic Meeting #2: Neighborhood Design
- **May 22, 2021:** Topic Meeting #3 & General Session:  
Neighborhood Design
- **June 8, 2021:** Topic Meeting #4: Policy Changes



# Reflections from 2021 Community Meetings (Station 1)

## The Concerns

- Compatibility between rural character and future, denser, development
- Need better infrastructure
- Want consistency and predictability in how future development unfolds

## Points of Agreement

- Maintain rural character and encourage agricultural spaces
- Varying home types
- Prefer larger lots to open space
- Importance of effective buffering and screening
- Commercial areas should be in targeted locations
- Dark Sky Community should be a requirement

## Policy Focus

- **Development Pattern**
  - Lot types & mix
- **Open Space**
  - Perimeter lots
  - Buffering/screening
- **Community Benefits**
  - Tailoring list to address community wants & needs
  - Creating prioritized tier system so most important projects get done
- **Compatibility Review**

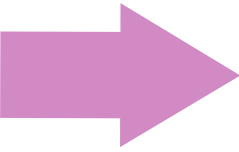
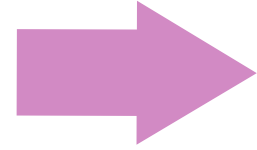




# Policy Changes (Station 2): Open Space, Perimeter Buffering, & Screening

## Existing Policy (Code and Comprehensive Plan)

- **Perimeter buffers:** 250-foot buffer required around 70% of the site
- **Open Space:** No minimum percentage – determined by Clustering requirement (4 units/acre) in the Comprehensive Plan
- **Screening:** No requirement.



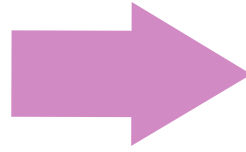
## Proposed Policy after Community Feedback June 2021 (Draft)

- **Perimeter Open Space:** Buffers and/or lots  $\geq \frac{1}{2}$  acre with **screening requirements**
- **Internal Open Space = 2.5%**
- **No clustering requirement**
- **Effect of Changes:**
  - More landscaping to improve look from street
  - Opportunity for larger lots
  - Recreational open space within development



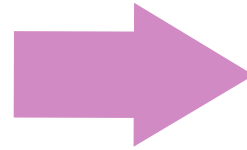
# Policy Change: Development Pattern (Lot Size & Mix)

Existing Policy  
(Code and Comprehensive Plan)



Proposed Policy after Community  
Feedback  
June 2021 (Draft)

- **No language provided in existing policies.**



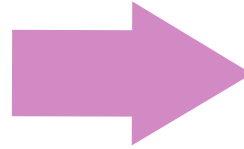
- **Lot Mix:** At least **3** different lot types from the table below. No less than 20% should be provided of one housing type.

HOUSING TYPE	LOT SIZE	MINIMUM LOT WIDTH	REQUIRED LOT ARRANGEMENT
Type 1: Estate Lots	1 acre min	150 feet	Perimeter or Internal to site
Type 2: Single-Family Residential (front-loaded)	½ acre – under 1 acre	100 feet	Perimeter or Internal to site
Type 3: Single-Family Residential (front-loaded)	10,000 sq. ft. – ½ acre	75 feet	Internal to site
Type 4: Single-Family Residential (front-loaded)	6,000 – 9,999 sq. ft.	60 feet	Internal to site
Type 5: Single-Family Residential (rear-loaded)	5,000 – 5,999 sq. ft.	50 feet	Internal to site



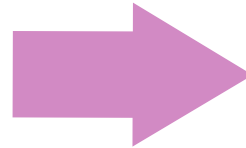
# Policy Change: Community Benefits

Existing Policy  
(Code and Comprehensive Plan)



Proposed Policy after Community  
Feedback  
June 2021 (Draft)

- **No language provided in existing policies**



- **Developer requirements:**
  - Provide certain number of benefits based on size of development:
    - **2** for **under 50 acres** (if aggregating)
    - **3** for **50 – 100 acres**
    - **4** for **100 – 160 acres**
    - **5** for **160 – 320 acres**
    - **6** for **320+ acres**
- **Develop a prioritized tiered system** so most important projects get done



# Explanation of Community Benefits (Station 3)

- **Number of benefits:** 14
- **Tiers:** Tier 1 = priority list benefit  
1 benefits → Projects < 100 acres must provide at least one Tier 1 benefit  
Projects ≥ 100 acres must provide at least two Tier 1 benefits
- **Categories of Benefits:**
  - Infrastructure Improvements: for roads, schools, internet, and bicycle/pedestrian facilities
  - Neighborhood Design: additional lot types, provision of larger lots, buffering/screening beyond what is required by the Code
  - Land Dedication: for residential support services, parks, civic uses, office space, etc.
  - Construction of Off-Site Non-Residential or Commercial Development
  - Environmental: land dedication for conservation or build development using “green” building standards



# Development Pattern Comparison (Station 4)

## Larger Lots

( $\geq \frac{1}{2}$  acre)



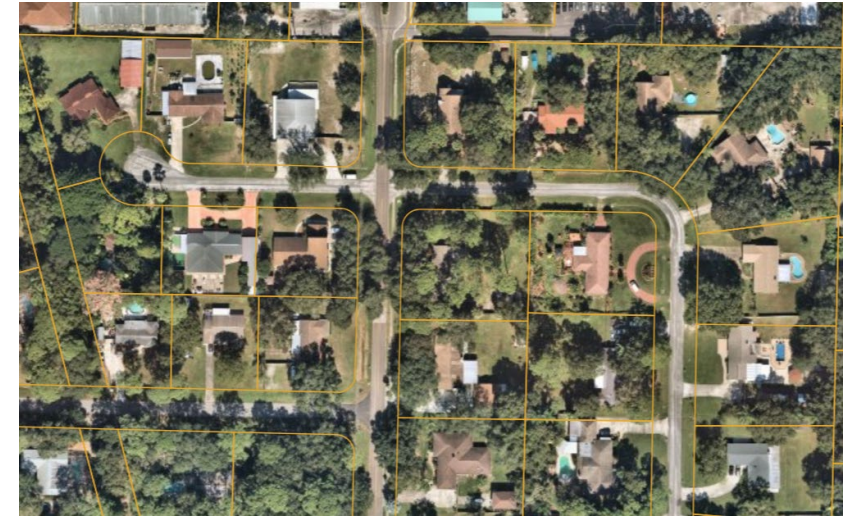
## Smaller Lots

( $\leq \frac{1}{4}$  acre)



## Mixture of Lot Sizes

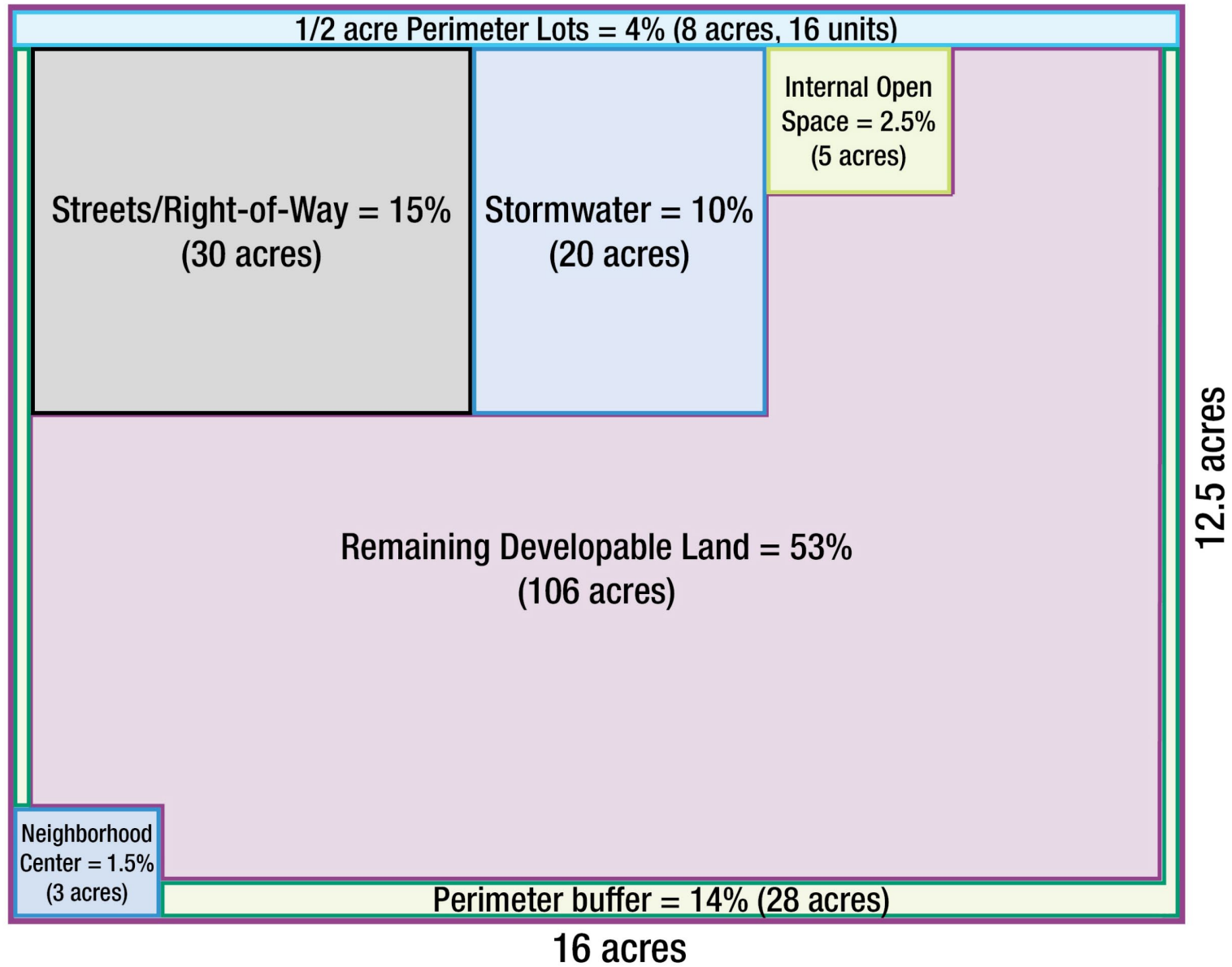
(at least 3 housing types)



# Example Development

Total site acreage: 200 acres

If developed at max. density (2 units per acre): **400 units**



# Recommendations made to the Board of County Commissioners (BOCC)

- At the time of re-zoning, BOCC should conduct a compatibility evaluation with community input.
- Site Plan approval process for re-zoned property should include a checklist that ensures buffering and screening requirements are met (or that perimeter lots are provided) and compatible with surrounding uses.
- The County is looking into alternative metrics for timing and appropriateness within the Rural Service Area.
  - Policies 33.a.1 – 33.a.14 in the Future Land Use Element



# Schedule (Subject to Change)

July 19, 2021: Public Hearing (Planning Commission)

August 5, 2021: Transmittal Public Hearing (BOCC)

October 7, 2021: Adoption Public Hearing (BOCC)

December 31, 2021: Moratorium on rezoning ends





# Questions and Answers

# Activity Time!

**Station 1: Summary of Points from Prior Meetings**

**Station 2: Policy Changes – Existing Code vs. Proposed Code**

**Station 3: Community Benefit Prioritization**

**Station 4: Development Pattern Comparison**

**What you need: Handout & a pen**

## **Agenda:**

- **10 minutes per station**
- **Turn in handout to Staff**

**Thank you for coming today!**