



Hillsborough  
Planning Commission  
**CLC UPDATE**

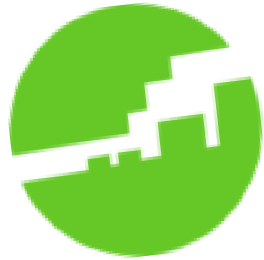
Community Meeting #3  
**06.02.22**



# AGENDA

- 1 Introductions
- 2 The Commercial Locational Criteria (CLC)
- 3 Research & Analysis Process
- 4 Public Engagement Opportunities
- 5 Proposed Changes Summary
- 6 Locational Criteria Provisions
- 7 Discussion & Next Steps

# INTRODUCTIONS



**Hillsborough County  
City-County  
Planning Commission**



**VISIT:**

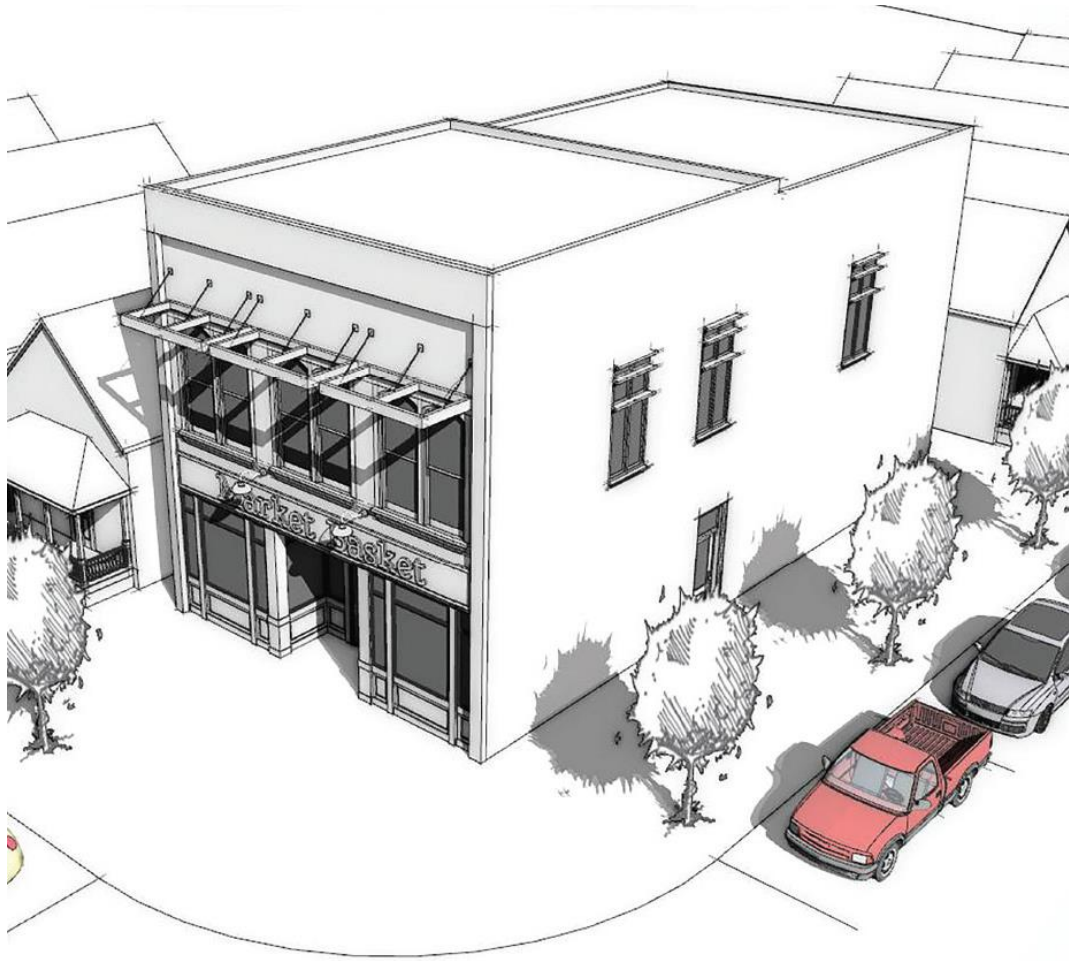
**[POLLEV.COM/CREAD280](https://pollev.com/cread280)**



**POLLING  
INSTRUCTIONS**



# THE CLC



**The CLC of the Comprehensive Plan was established to ensure that:**

- ❖ residents can meet their **daily needs** for goods and services within a reasonable distance from their neighborhood
- ❖ commercial activities are integrated seamlessly into nearby residential neighborhoods
- ❖ new commercial which services nearby neighborhoods do not require a Comprehensive Plan amendment

# THE CLC

Daily needs typically include...



Fresh Foods



Prof. Services



Health Care



Restaurants

# THE CLC



Neighborhood



Community



Regional

## Commercial Service Areas (Urban)

# THE CLC



Neighborhood



Community



Regional

## Commercial Service Areas (Suburban)



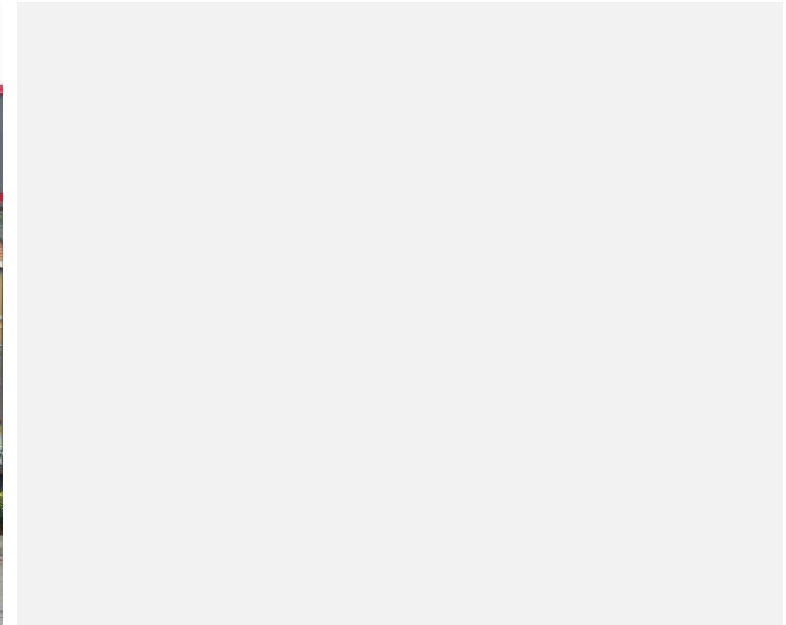
# THE CLC



Neighborhood



Community



Regional

Commercial Service Areas (Rural)

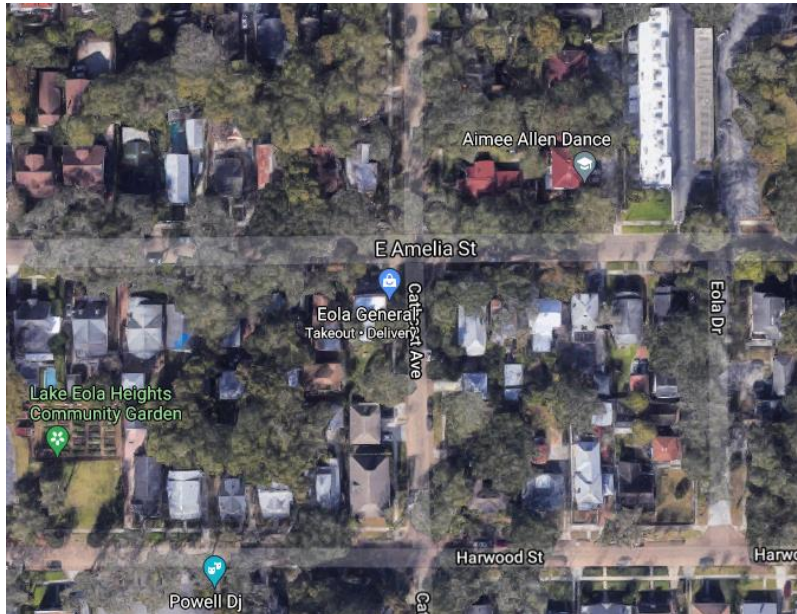
# THE CLC



**BAKERSFIELD**  
THE SOUND OF *Something Better*



**CITY OF ORLANDO**



# THE CLC

## *opportunities for improvement*

- 1 Revise outdated language
- 2 Assess need for waiver requests
- 3 Reflect the current realities of the commercial marketplace and the community's desire for more pedestrian/bicycle/transit opportunities
- 4 Ensure standards are in place to require a more harmonious integration into nearby neighborhoods



## What direction do prior County planning documents provide for this effort?

- Address transportation and access issues
- Accommodate for pedestrian, cyclists, and transit users
- Support the creation/retention of town centers
- Implement CLC only in locations desired by the community



## Best Practices Literature Review

### How are other comparable/notable communities accomplishing this?

- Few communities permit neighborhood-serving commercial within residential areas
- Where permitted, most communities require a rezoning to a commercial district supplemented with additional compatibility, buffering, and locational requirements
- Principles are established within the Comprehensive Plan; standards are established within the LDR

# PUBLIC ENGAGEMENT

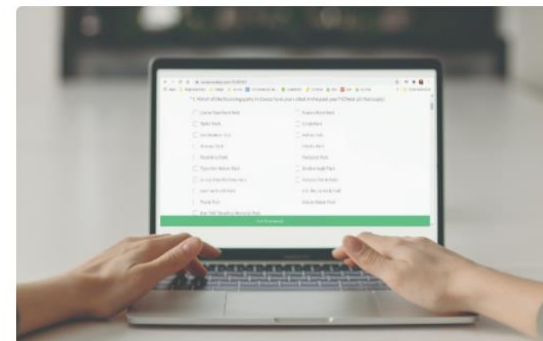


## Community Idea Wall

Would you love the ability to walk to your neighborhood convenience store? Do you think there is too much retail activity within your community? Do you have an idea for how best to incorporate commercial activity near your neighborhood? Let us know by posting on the Community Idea Wall!

START 28 Sep 2021 END 28 Jan 2022

Add Your Idea



## Public Survey

Your input is important to the success of this Study. Please consider taking this brief survey to help us understand your preferences regarding commercial services near your neighborhood.

START 28 Sep 2021 END 28 Jan 2022

Take The Survey

[tinyurl.com/HillsboroughCLC](https://tinyurl.com/HillsboroughCLC)

# PUBLIC ENGAGEMENT



*PC Briefing*

02



*Comm Meetings*

03



*Stakeholder Sessions*

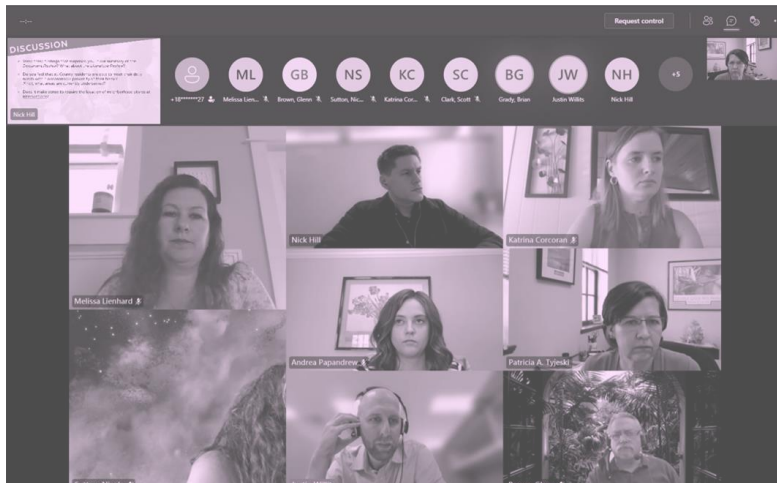
03



*BOCC Briefings*

07

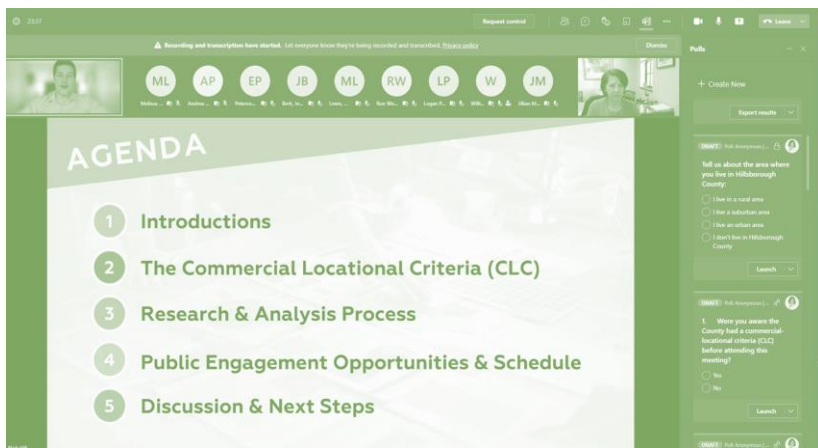
# STAKEHOLDER INTERVIEWS



- Requirements for **accessibility** and **connectivity** for new development must be **context sensitive**
- Identify opportunities for the CLC to **address communities unable to meet their daily needs**
- Residents are **willing to walk** to meet their daily needs if pedestrian facilities are readily available
- Empower communities to determine the **appropriateness of the CLC** within their neighborhoods



# COMMUNITY MEETINGS



Tell us about the area where you live in Hillsborough County:

- I live in a rural area
- I live a suburban area
- I live an urban area
- I don't live in Hillsborough County

Submit Vote

Edited

I live in a rural area	0% (0)
I live a suburban area	16% (1)
I live an urban area	33% (2)
I don't live in Hillsborough County	50% (3)

- Revisions to the CLC should not conflict with the provisions of individual **Community Plans**, some of which address the protection of rural areas
- Residents are often unable to meet their daily needs within a reasonable distance of their home
- Residents would generally appreciate more opportunities to safely walk to their destinations
- New commercial uses should connect to neighborhoods via driveways, trails, and sidewalks
- Buffers are highly desired by suburban residents when new commercial uses are developed adjacent to homes

# PROPOSED CHANGES



- Limit the types of uses which are eligible to locate in Residential areas to *neighborhood-serving uses*
- Auto-oriented uses (e.g., drive-throughs and gas stations) would not qualify as a neighborhood-serving use



- Restrict individual establishments to 20,000 sq. ft. (slightly larger than a drug store), but allow grocery stores up to 50,000 sq. ft.
- Larger establishments would need to pursue an amendment to the Future Land Use Map before the Rezoning



Projects meeting the Commercial Locational Criteria would be subject to additional design standards which advance the area's **urban form, connectivity, and compatibility**

# PROPOSED CHANGES

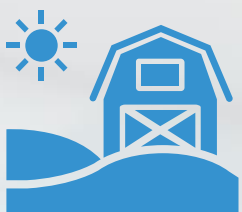


Specify eligible waiver requests:

- Building placement
- Distance from other nodes



Proposing a new Mixed-Use Future Land Use Category to accommodate commercial uses that do not meet the CLC



Require consistency with the Community Plans contained in the Livable Communities Element (CLC does not supersede those plans)

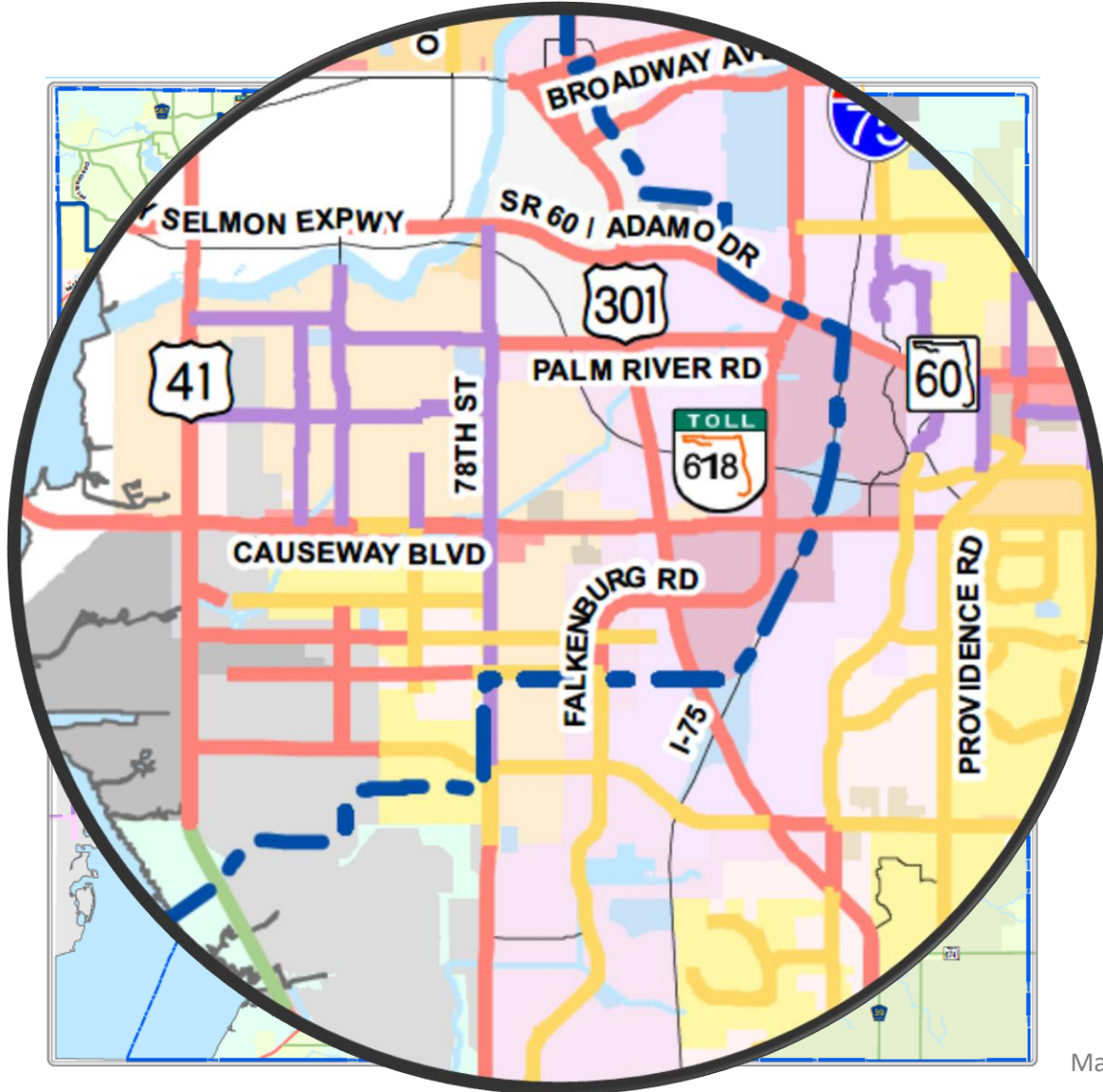
# PROPOSED CHANGES

## Hillsborough County CLC






	FLU	Commercial Zoning (Uses)	Roads (minimum classification)	Lanes (min)	Distance (+75% rule)	FAR / Density	Max. GFA Allowed per Quad	Max GFA per Tenant
NEIGHBORHOOD	LI, LI-P, HI, CRP	CN (limited per Policy 22.3.a)	Context Classified Road/Major Local	2	660'	0.75 / NA	30,000	NA
	AM, A, AR	CN (limited per Policy 22.3.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	2	660'	0.25	40,000	NA
	AE							
	RES-1							
	RES-2							
	RP-2	CN (limited per Policy 22.3.a)	Context Classified Road/Major Local	2	1,000'	0.25	110,000	20,000 (50,000 grocery stores)
	RES-4							
	RES-6							
	RES-9	CN, CG	Context Classified Road/Major Local	2	1,000'	0.25	175,000	NA
NMU-4*								
	NMU-6*							
COMMUNITY	SMU-6	CN, CG, CI, M	Context Classified Road/Major Local	2	1,000'	0.25	175,000	NA
	RES-12	CN, CG, CI, M	Context Classified Road/Major Local	2	1,000'	0.35	175,000	NA
	RES-16							
	RES-20							
	RES-35							
	OC-20	CN, CG, CI, M	NA	NA	NA	0.35 (0.75 non-retail)	350,000	NA
	CMU-12	CN, CG, CI, M	NA	NA	NA	0.5 FAR	650,000	NA
REGIONAL	UMU-20	CN, CG, CI, M	NA	NA	NA	1.0	Per FAR	NA
	ICMU-35	CN, CG, CI, M				2.0		
	RMU-35	CN, CG, CI, M				2.0		

\* In these mixed-use districts, single use neighborhood commercial developments meeting the Neighborhood Commercial Locational Criteria do not require a rezone to PD or a mix of uses.

# LOCATIONAL CRITERIA



## HILLSBOROUGH COUNTY CONTEXT CLASSIFICATION OF COUNTY ARTERIAL AND COLLECTOR ROADS

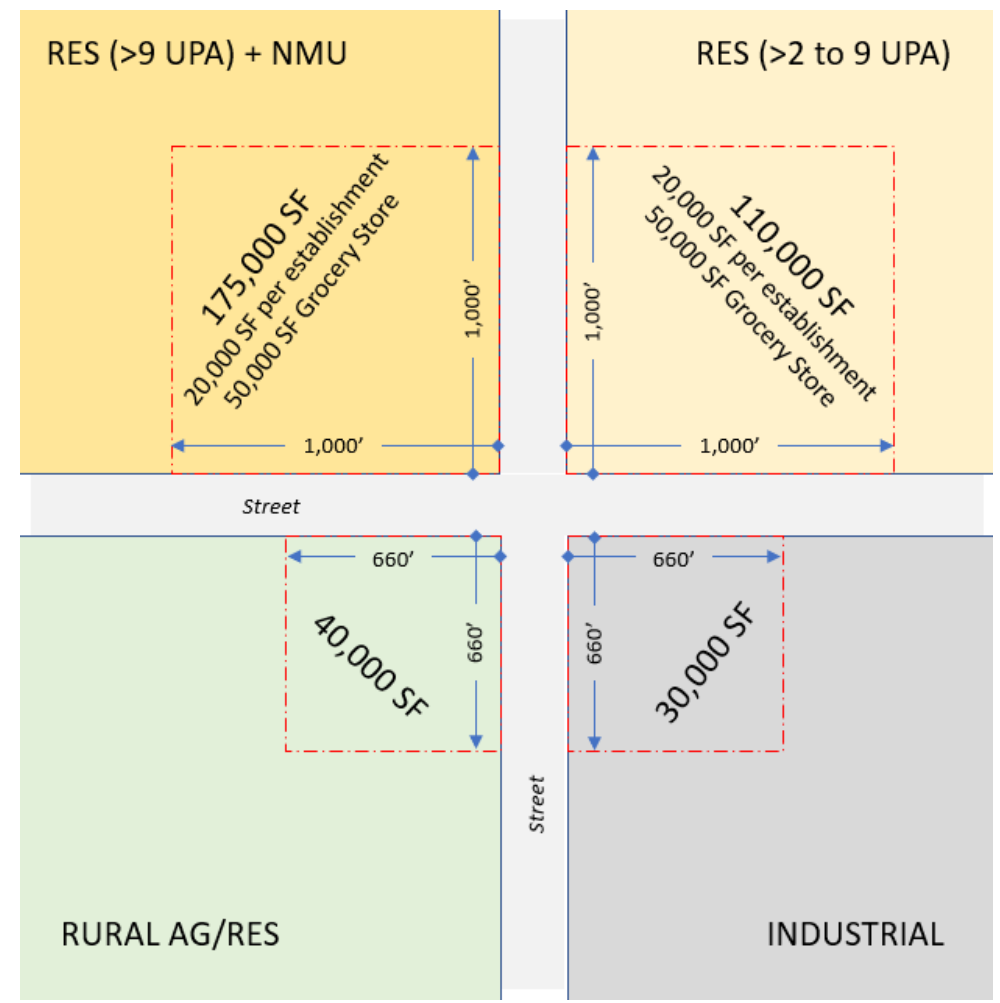
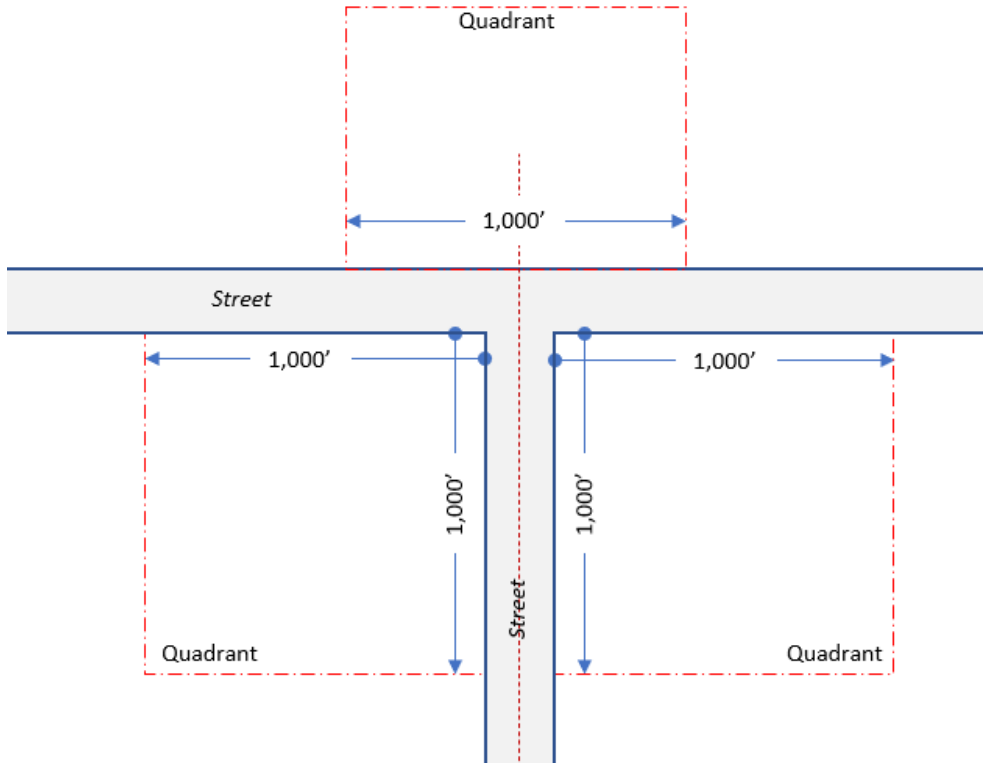
-  RURAL [C1 & C2]
-  SUBURBAN COMMERCIAL [C3C]
-  SUBURBAN RESIDENTIAL [C3R]
-  SUBURBAN TOWN [C3T]
-  URBAN GENERAL [C4]

## FDOT CONTEXT CLASSIFICATION

- |   |  |
|---|--|
|  [C1 & C2] |  [C4] |
|  [C2T]     |  [C5] |
|  [C3C]     |  [C6] |
|  [C3R]     |  |

Map used for illustrative purposes only

# LOCATIONAL CRITERIA



- 1 mile separation if the node is located along a road classified as Suburban Residential within the Urban Service Area.
- 2 miles if located within a Rural, Industrial or Agriculture Future Land Use category.

# LOCATIONAL CRITERIA

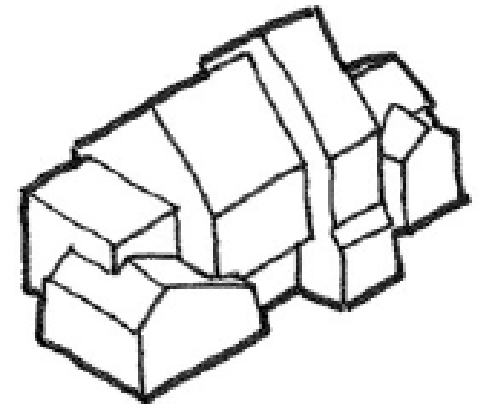
- Building Placement
- Site Access & Circulation
- Compatibility
- Building Design
- Special Districts



# LOCATIONAL CRITERIA

## Building Design

- Massing
- Facades design/articulation
- Fenestration percentages
- Landscaping / Screening
- Lighting
- Low Impact Development practices (e.g., green roofs, rain gardens, rain cisterns, or other design techniques)





# NEXT STEPS



- Revise Draft CLC Language
- Begin the Case Study Analysis
- Prepare for PC & BOCC Hearings (tentatively scheduled for August-October)

# CONTACT US

**Melissa  
Lienhard, AICP**  
Planning Commission  
*Executive Planner*



[lienhardm@plancom.org](mailto:lienhardm@plancom.org)



(813) 547-4364



**Public Input Website**

[Tinyurl.com/HillsboroughCLC](https://tinyurl.com/HillsboroughCLC)

**Andrea  
Papandrew**  
Planning Commission  
*Planner II*



[papandrewa@plancom.org](mailto:papandrewa@plancom.org)



(813) 665-1331



**County Project Website**

[https://planhillsborough.org/  
commercial-locational-criteria-study](https://planhillsborough.org/commercial-locational-criteria-study)

**THANK YOU!**



THANK YOU!

