

MEETING PRESENTATION



AGENDA

- Purpose of Meeting 1
- Background 2
- Public Engagement/CM#5 3
- Changes since Draft #5 4
- Next Steps 5
- Questions/Discussion 6

PURPOSE

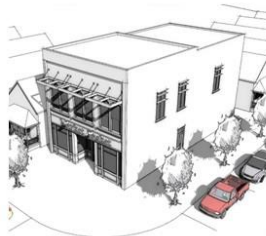
- ❖ Summarize public input received
- ❖ Review recent changes
- ❖ Answer pending questions
- ❖ Obtain additional input



BACKGROUND

SCOPE

- ❖ Revise outdated language
- ❖ Limit the frequency of waiver requests
- ❖ Reflect current retail environment
- ❖ Ensure tapering of intensity between nodes and corridors



DOCUMENT REVIEW/PUBLIC INPUT

- ❖ Address transportation and access issues
- ❖ Accommodate for pedestrian, cyclists, and transit users
- ❖ Support the creation/retention of town centers with commercial development
- ❖ Defer to contents of Individual Community Plans, where appropriate



PUBLIC ENGAGEMENT



COMMUNITY MEETING #5 (8/30)

COMMENTS

- ❖ Frustration with meeting format
- ❖ Commercial needs assessment / reduced square footage / increased miles traveled
- ❖ Disagreement with focus on "neighborhood commercial"
- ❖ Nodes vs. Corridors
- ❖ Desire to allow office uses at nodes
- ❖ Limited commercial uses
- ❖ Agricultural uses
- ❖ Rural vs. Urban Service Area
- ❖ Size per quadrant / size per tenant
- ❖ Building placement
- ❖ Number of pumps
- ❖ Node separation / strip commercial
- ❖ Drive-through facilities
- ❖ Building placement
- ❖ Building design
- ❖ Rezoning criteria
- ❖ Waivers
- ❖ Non-conformity / expansion

PROPOSED CHANGES

MAJOR REVISIONS SINCE DRAFT #5



Land Uses

- ❖ Uses expanded to allow *ALL* those permitted in the Commercial Neighborhood (CN) zoning district (including auto-oriented uses) on sites along **Suburban Commercial** roadways, regardless of their future land use category
- ❖ Allowing office uses in all nodes (and outside nodes if located between commercial and residential uses)
- ❖ Clarified that Agricultural Uses are exempt from CLC requirements (per FLUE Policy 30.5)
- ❖ Clarified that pumps include 2 fueling spaces per pump

PROPOSED CHANGES

MAJOR REVISIONS SINCE DRAFT #5

Size Restrictions

- ❖ Total square footage **per quadrant** restrictions no longer applicable if the site is located within the Urban Service Area (FAR limitations will still apply), **except** for Industrial (30,000 sq. ft.) and Rural (20,000 sq. ft.) land use categories
 - ❖ *Note: this will also require an amendment to the FLU Tables in the FLUE Appendix*
- ❖ Tenant size restrictions no longer apply to sites along **Suburban Commercial** roadways

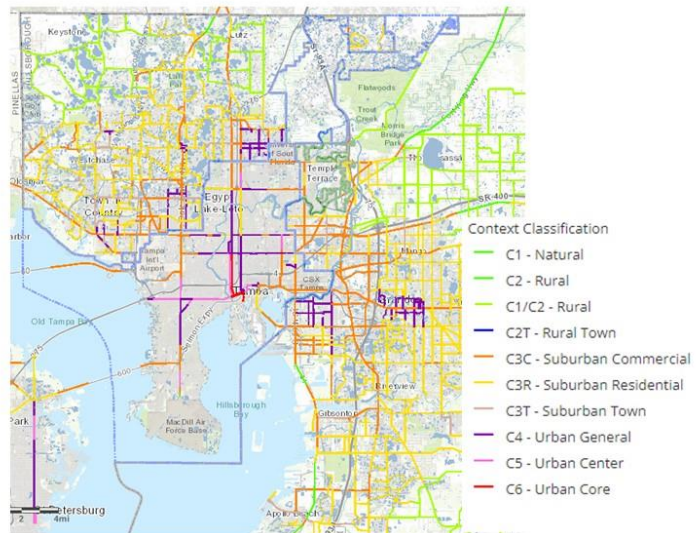


PROPOSED CHANGES

MAJOR REVISIONS SINCE DRAFT #5

Location

FDOT and the County Context Classification Maps are available for the public in **Planning Information Map App (PIMA)**



PROPOSED CHANGES

MAJOR REVISIONS SINCE DRAFT #5



Site and Building Design

- ❖ Eliminated dimensional standards
- ❖ Simplified section, but still requiring certain features for sites **not** located along Suburban Commercial roadways

PROPOSED CHANGES

MAJOR REVISIONS SINCE DRAFT #5

Node Separation

- ❖ Clarified that new nodes are measured from closest developed or entitled site within another node
- ❖ Measured following along a common vehicular path



Waivers

Added a waiver option to the tenant size limitation (up to 15% increase)



Table 1. Commercial-Locational Criteria Requirements

	FLU	Commercial Zoning (Uses) [1]	Roads (minimum classification)	Distance (+75% rule)	Node Separation (Pol. 22.3)	Building Placement & Design (Pol. 22.4) [2]	Floor Area Ratio	Max. GFA per Quadrant	Max. GFA per Tenant [3]
NEIGHBORHOOD	LI, LI-P, HI, RCP	CN (limited per Policy 22.4.a.) [1], CI, M	Context Classified Road/Major Local	900' [4]	Yes [1]	Yes [1]	0.75	30,000 [1]	NA
	AM, A, AR, AE, RES-1	CN (limited per Policy 22.4.a.) [1] + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	660'	Yes	No	0.25	20,000	NA
	RP-2, RES-2	CN (limited per Policy 22.4.a.) [1] + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	900'	Yes	Yes	0.25	50,000 per FAR in the Urban Service Area [2]	20,000 (50,000 grocery stores)
	RES-4, RES-6, RES-9	CN (limited per Policy 22.4.a.) [1]	Context Classified Road/Major Local	1,000'	Yes	Yes	RES-4 and 6: 0.25 RES-9: 0.35	110,000 per FAR in the Urban Service Area [2]	20,000 (50,000 grocery stores)
	NMU-4, NMU-6	CN, CG	Context Classified Road/Major Local	1,000'	Yes	Yes	NMU-4: 0.25 NMU-6: 0.35	475,000 Per FAR [2]	NA
	RES-12, RES-16, RES-20, RES-35	CN (limited per Policy 22.4.a.) [1]	Context Classified Road/Major Local	1,000'	Yes	Yes	0.35	475,000 Per FAR [2]	NA
COMMUNITY	SMU-6	CN, CG, CI, M	Context Classified Road/Major Local	1,000'	Yes	No	0.25	475,000 Per FAR [2]	NA
	OC-20 [4]	CN, CG, CI	NA	NA	No	No	0.35 (0.75 non-retail)	350,000 Per FAR [2]	NA
	CMU-12 [4]	CN, CG, CI, M	NA	NA	No	No	0.5 FAR	650,000 Per FAR [2]	NA
REGIONAL	UMU-20 [4]	CN, CG, CI, M	NA	NA	No	No	1.0	Per FAR [2]	NA
	ICMU-35 [4]	CN, CG, CI, M			No	No	2.0		
	RMU-35 [4]	CN, CG, CI, M			No	No	2.0		

[1] Not subject to Commercial-Locational Criteria

[2] [1] Not applicable in the CI and M zoning districts

[2] Policy 22.4.a.i, building placement, and maximum tenant size provisions do not apply to sites located along Suburban Commercial roadways

[3] Unless further restricted elsewhere in the Comprehensive Plan.

[4] Not subject to Commercial-Locational Criteria

NEXT STEPS

November/December 2022

Individual PC/BOCC Briefings (if requested)

December 12, 2022

PC Hearing

January 2023

BOCC Transmittal Hearing

DRAFT AVAILABLE FOR REVIEW:

<https://planhillborough.org/commercial-locational-criteria-study>

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Public Input Website

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County Project Website

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

THANK YOU!

