



## **Hillsborough County: HC/CPA 22-01 – Commercial-Locational Criteria Study**

Meeting Date	May 9, 2022
Meeting Type	Briefing
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Application Type	Publicly Initiated Text Amendment
Action Necessary	No
Attachments	Proposed Language

### **1. Text Amendment Summary**

The applicant (Planning Commission staff) has retained a consultant, S&ME, to update the Commercial-Locational Criteria policies in the Future Land Use Element. The updated policies are one phase of the major updates to the Future Land Use Element of the Hillsborough County Comprehensive Plan. The scope of work and addendum includes up to four draft documents with a fifth and final document to coordinate input from Planning Commission staff, Hillsborough County staff, Planning Commissioners, the Board of County Commissioners, agency review, and public comments.

The **Unincorporated Hillsborough County Comprehensive Plan** allows neighborhood commercial uses that meet certain 'Commercial-Locational Criteria' to develop within residential areas of the community to ensure residents within these areas can meet their daily needs for goods and services within a reasonable distance from their homes.

As additional information and documents become available, they will be posted on the project page at [Commercial-Locational Criteria Study | Plan Hillsborough](#).

### **2. Recommendation**

No action is required at this time.

### 3. Proposed Language

The proposed policies are recommendations made by the consultant, S&ME, after input from stakeholder interviews, an interactive project website, virtual community meetings, an online survey, and input from the Planning Commissioners, the Board of County Commissioners, and Planning Commission staff. To this end, below is a summary of the major revisions made to this section:

- Current criteria define neighborhood commercial development as 'convenience, neighborhood and general types of commercial uses.' This is currently interpreted to mean that any uses listed under the Commercial Neighborhood (NC) and Commercial General (GC) zoning districts would be permitted by the Commercial-Locational Criteria, opening the door to uses that should not be allowed to locate in low density residential areas. S&ME is recommending the language be tightened to only allow neighborhood-serving uses. Auto-oriented uses such as drive-through facilities and gas stations would not qualify as neighborhood-serving uses allowed in residential areas.
- Objective 22 sets a maximum square footage for commercial uses in residential areas. These maximums have the unintended consequence of allowing large scale commercial uses in low density areas. S&ME is recommending that a maximum square footage continue to be used (varying depending on the character of the area) but adding a maximum size for individual establishments. The proposed draft restricts the size of individual tenants to 20,000 square feet but allows grocery stores up to 50,000 square feet. This would allow average size grocery stores in appropriately sized shopping centers, with several small retail and personal service uses, providing uses for residents to walk or bike to in the immediate area. Larger tenants/buildings would require a change to the Future Land Use Map to a designation that allows commercial uses.
- The objective currently allows for waivers to the criteria (related to location or distance from intersection only; no waivers may be considered for uses or square footages). Some waivers have been requested because the adopted Highway Cost Affordable Long Range Transportation Plan map used to determine the appropriateness of location is outdated. S&ME is proposing to rely on the County and FDOT Context Classification Map instead and to prohibit waivers to the uses, square footages, and distance from the intersection (there is already a provision that allows that distance to be expanded by 25%). However, a waiver may be granted to the minimum separation between nodes.
- The County does not currently have development design standards (urban form, connectivity, compatibility) specific to the neighborhood commercial uses permitted in residential areas through the Commercial-Locational Criteria. S&ME is proposing to include urban form principles in Objective 22.

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