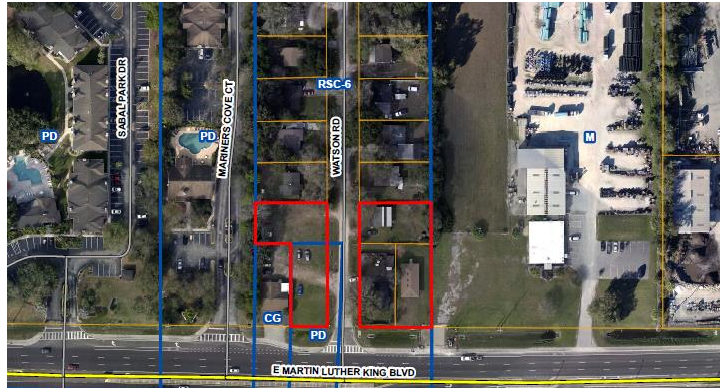


Rezoning Application: RZ-STD 22-1221
Zoning Hearing Master Date: February 20, 2023
BOCC Land Use Meeting Date: April 11, 2023

1.0 APPLICATION SUMMARY

Applicant: David Wright / TSP Companies, Inc.
FLU Category: Community Mixed Use-12 (CMU-12)
Service Area: Urban
Site Acreage: 0.85 MOL
Community Plan Area: East Lake/Orient Park
Overlay: None
Request: Rezone from Planned Development (PD 85-0445) and Residential – Single-Family Conventional (RSC-6) to Commercial Neighborhood Restricted (CN-R)



Introduction Summary:

The existing zoning is Planned Development (PD 85-0445) which permits General Commercial Restricted uses and Residential – Single-Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) pursuant to the development standards in the table below. The proposed zoning is Commercial – Neighborhood Restricted (CN-R) which allows Restricted Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below. The applicant has offered restrictions limiting uses, prohibiting a drive through, offering enhanced screening and locating storm water retention to the north which provides additional buffering to residential.

	Existing		Proposed
District(s)	PD 85-0445	RSC-6	CN-R
Typical General Use(s)	General Commercial Restricted	Single-Family Residential (Conventional Only)	Restricted Neighborhood Commercial, Office and Personal Services
Acreage	0.17 MOL	0.68 MOL	0.85 MOL
Density/Intensity	Per PD 85-0445	6 du/ga	0.20 F.A.R.
Mathematical Maximum*	747 sf	4 units	7,405 sf

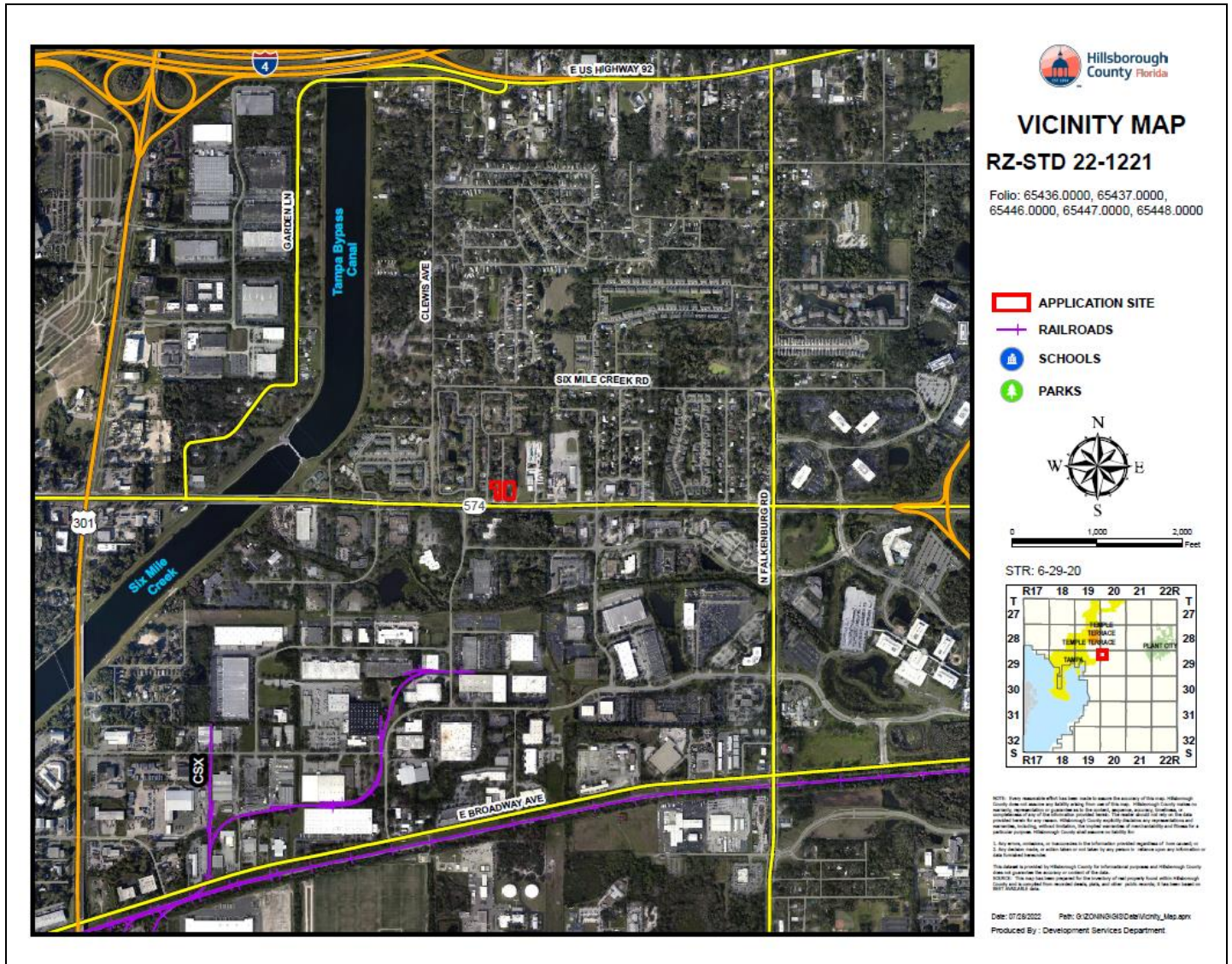
*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 85-0445	RSC-6	CN-R
Lot Size / Lot Width	Per PD 85-0445	7,000 sf / 70'	7,000 sf / 70'
Setbacks/Buffering and Screening	Front Per PD 85-0445 Rear Per PD 85-0445 Sides Per PD 85-0445	25' Front 25' Rear 7.5' Sides	30' Front Buffer Rear Buffer Sides
Height	25'	35'	35'

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Approvable
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

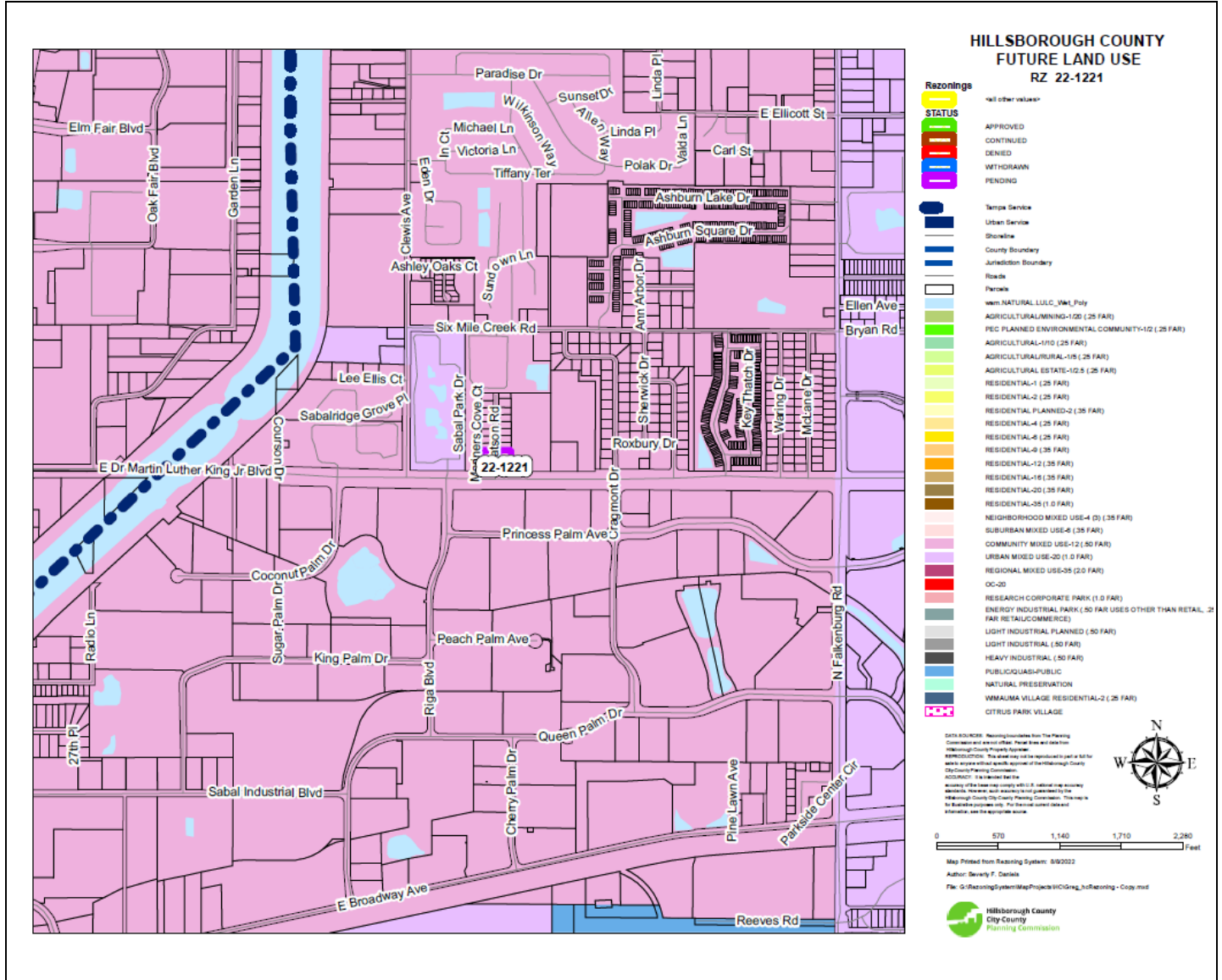


Context of Surrounding Area:

The area consists of single-family and multi-family residential, commercial, and manufacturing. The subject parcels are directly adjacent to single-family residential zoned RSC-6 to the north. To the east the parcels are adjacent to a commercial building supply store zoned M. To the west the parcels are adjacent to commercial zoned CG and multi-family residential zoned PD 01-0715. To the south across State Road 574 (East MLK Jr Blvd.) is an industrial park zoned M.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use-12 (CMU-12)
Maximum Density:	12.0 dwelling unit per gross acre / 0.50 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du / gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
South	M	0.75 F.A.R.	Industrial/Manufacturing	Industrial Park
East	M	0.75 F.A.R.	Industrial/Manufacturing	Commercial Building Supply
West	CG, PD 01-0715	0.27 F.A.R., Per PD 01-0715	General Commercial, Office and Personal Services, Multi-Family Residential	Commercial, Multi-Family Residential

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Watson Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Martin Luther King Blvd	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	45	4	5
Proposed	2,424	176	198
Difference (+/-)	+2,379	+172	+193

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.85 -acre property is comprised of four parcels zoned RSC-6 (Residential – Single-Family Conventional) and one parcel zoned PD 85-0445 with a commercial permitted use. Folios: 65446.0000, 65448.0000 and 65447.0000 have a single-family residence and the rest of the parcels are vacant. The subject parcels are located at the northwest and northeast corners of East Martin Luther King Jr. Boulevard and Watson Road. The area consists of single-family and multi-family residential, commercial, and manufacturing. The subject parcels are directly adjacent to single-family residential zoned RSC-6 to the north. To the east the parcels are adjacent to a commercial building supply store zoned M. To the west the parcels are adjacent to commercial zoned CG and multi-family residential zoned PD 01-0715. To the south across State Road 574 (East MLK Jr. Blvd.) is an industrial park zoned M. The subject property is designated Community Mixed Use-12 (CMU-12) on the Future Land Use map.

Development Services and the Planning Commission have compatibility concerns with the single-family residential located north of the subject site. Any potential business in the proposed CN-R could impact the neighborhood with noise pollution and traffic congestion. The proposed zoning uses are too intense and high traffic for a property with such a close proximity to residential.

In response to these concerns, the applicant has offered the following mitigating restrictions:

- 1) Stormwater retention shall be located on the north side of the properties adjacent to the RSC-6 zoned properties. This restriction shall apply to the properties located on both sides of Watson Road.
- 2) Enhanced screening shall be provided in the form of a 6-foot solid fence or masonry wall between the Commercial use and the RSC-6 zoned property in addition to the 20-foot buffer with Type B screening. This restriction shall apply to the properties located on both sides of Watson Road.
- 3) Prohibit drive-through.
- 4) The proposed commercial uses shall be restricted to Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without drive-up facilities, Coffee Shop without drive-up facilities, Food Trucks, Family Support Services, Medical Office, Professional Office, Professional Services.

The proposed restrictions limit intense and high traffic potential uses such as drive-through. The restrictions also enhance the buffering and screening requirements by moving stormwater retention to the north and providing a 6-foot solid fence or masonry wall between the commercial use and the RSC-6 zoned property. This is in addition to Land Development Code buffering and screening requirements.


Based on the above considerations staff finds the requested CN-R zoning district COMPATIBLE with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request APPROVABLE. As noted, the applicant has offered the following restrictions:

- 1) Stormwater retention shall be located on the north side of the properties adjacent to the RSC-6 zoned properties. This restriction shall apply to the properties located on both sides of Watson Road.
- 2) Enhanced screening shall be provided in the form of a 6-foot solid fence or masonry wall between the Commercial use and the RSC-6 zoned property in addition to the 20-foot buffer with Type B screening. This restriction shall apply to the properties located on both sides of Watson Road.
- 3) Prohibit drive-through.
- 4) The proposed commercial uses shall be restricted to Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without drive-up facilities, Coffee Shop without drive-up facilities, Food Trucks, Family Support Services, Medical Office, Professional Office, Professional Services.

Zoning Administrator Sign Off:



J/Brian Grady
Mon Feb 13 2023 08:32:44

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

6.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: East Lake Orient Park/ Northeast

DATE: 02/09/2023
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-1221

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,379 average daily trips, 172 trips in the a.m. peak hour, and 193 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone five parcels totaling +/- 0.84 acres from Residential – Single Family Conventional – 9 (RSC-6) and Planned Development (PD) to Commercial Neighborhood - Restricted (CN-R). The site is located on the north side of the intersection of Watson Road and Martin Luther King Blvd. The Future Land Use designation of the site is Community Mixed Use – 12 (CMU-12).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4
PD, 747 sf Specialty Trade Contractor (ITE Code 180)	7	1	1
Total Trips	45	4	5

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 7,000 sf Fast-Food Restaurant without Drive-Through Window (ITE Code 933)	2,424	176	198

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,379	+172	+193

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Martin Luther King Blvd and Watson Road. Martin Luther King Blvd is a 6-lane, undivided, Florida Department of Transportation (FDOT) maintained, Principal Arterial roadway with +/- 12-foot travel lanes. Martin Luther King Blvd has bike lanes and sidewalks on both side of the roadway within the vicinity of the project. Watson Road is Hillsborough County maintained, substandard, local roadway with +/- 15 feet wide pavement. Watson Road does not have sidewalk, bike lanes or curb and cutter on either side of the road within the vicinity of the project.

SITE ACCESS

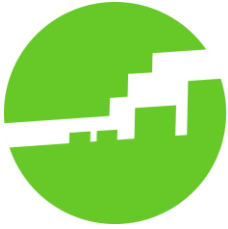
It is anticipated that the site will have access to Watson Road. During the site review process, any access from the subject site to Shady Acres Road shall be closed, as it is a private residential roadway. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below. Watson Road is not a regulated road and was not included in the Level of service report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
M L KING BLVD	I-75	HIGHVIEW RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2023 Report Prepared: February 8, 2023	Petition: RZ 22-1221 Folios: 65437.0000, 65436.0000, 65448.0000, 65446.0000, & 65447.0000 <i>On the east and west side of Watson Street, directly north of East Dr. Martin Luther King Jr. Boulevard</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan	East Lake-Orient Park
Request	Rezone from Residential, Single-Family Conventional (RSC-6) and Planned Development (PD) to Commercial, Neighborhood with Restrictions (CN-R)
Parcel Size (Approx.)	0.84 acres +/- (36,590 square feet)
Street Functional Classification	Watson Road – Local Road County Road 574 – Principal Arterial
Locational Criteria	N/A
Evacuation Zone	E



Context

- The approximately 0.84 +/- acre subject site is located on the east and west sides of Watson Street, directly north of East Dr. Martin Luther King Jr. Boulevard.
- The subject site is located within the Urban Service Area and is located within the limits of the East Lake-Orient Park Community Plan.
- The subject site is located within the Community Mixed Use-12 (CMU-12) Future Land Use category, which can be considered for a maximum density of 12 dwelling units per gross acre and a maximum intensity of 0.5 FAR. The CMU-12 Future Land Use category is intended to be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Typical uses include but are not limited to residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.
- CMU-12 surrounds the subject site on all sides. A pocket of Urban Mixed Use-20 (UMU-20) is located to the west. To the east are additional UMU-20 and Public/Quasi Public (P/QP) future land use categories.
- According to the Hillsborough County Property Appraiser data, the existing land uses on the subject site are currently single family residential and vacant. Single family and multi-family residential uses are located to the north and northwest. A combination of light commercial and light industrial uses are located to the east, southeast, and south of the subject site. Educational and light commercial uses are located southwest of the subject site across East Dr. Martin Luther King Jr. Boulevard. To the west, there is a single parcel that utilizes light commercial use. The remaining area located west of the subject site utilizes multi-family residential uses. The area is residential in character with a mixture of single-family and multi-family uses on large and small lot sizes. There are notable industrial, commercial, and educational uses located east, southeast, south, and southwest of the subject site.
- The subject site is currently zoned as Residential, Single-Family Conventional (RSC-6) and Planned Development (PD). The planned development was approved with conditions by the Hillsborough County Board of County Commissioners on March 11, 1986. RSC-6 and PD zoning are located north of the site. Manufacturing (M) is located directly east, southeast, and south. A pocket of Commercial General (CG) is located directly west. PD zoning extends west and northwest of the subject site as well.
- The applicant is requesting to rezone the subject site from Residential, Single-Family Conventional (RSC-6) and Planned Development (PD) to Commercial Neighborhood with restrictions (CN-R).

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Community Design Component

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.3: New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

LIVABLE COMMUNITIES ELEMENT: East Lake Orient Park

Vision – New development in our communities does not adversely impact the existing neighborhoods. Residents are actively involved in the development decision making process.

Developers meet with community representatives in advance of land use decisions. Commercial activities are compatible with and designed to serve the community.

Community Improvement – *Enhance the appearance of the East Lake-Orient Park community.*

Neighborhood Identity – *Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.*

Staff Analysis of Goals, Objectives and Policies

The approximately 0.84+/- acre subject site is located on the east and west sides of Watson Street, directly north of East Dr. Martin Luther King Jr. Boulevard. The subject site is located within the Urban Service Area and is located within the limits of the East Lake – Orient Park Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Community Mixed Use-12 (CMU-12). The applicant is requesting to rezone the subject site from Single-Family Conventional (RSC-6) and Planned Development (PD) to Commercial Neighborhood with restrictions (CN-R).

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Objective 1 of the Future Land Use Element (FLUE) notes that Hillsborough County shall pro-actively direct new growth into the Urban Service Area (USA) with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of the currently effective Comprehensive Plan. In the process of directing new growth, compatibility of uses must be considered. Policy 1.4 of the FLUE defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. The proposed request would not allow for harmonious activities and uses adjacent to the surrounding area of the subject site and is inconsistent with this policy direction.

The proposed rezoning does not meet the intent of FLUE Objective 16 and FLUE Policies 16.1, 16.2, 16.3 and 16.5. Although the applicant has submitted a list of restrictions, several of the restricted uses would still be incompatible with the single family and multi-family residential uses around the subject site. The restricted uses would not allow enough adequate room for buffering and would allow for intense uses within the established neighborhood that the subject site is located in. The proposed rezoning to CN-R would not allow for gradual transition between the residential land uses that currently surround the west and north sides of the subject site and is therefore not consistent with the goals of these objectives and policies.

Goal 9 and Policy 9-1.3 of the Community Design Component (CDC) evaluate the creation of commercial design standards. They encourage new commercial zoning to locate at activity centers and commercial redevelopment areas. The subject site is not within a commercial redevelopment area, nor would the proposed CN-R uses complement the residential character of the existing community.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) encourage new developments to recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood. The subject site is surrounded by extended single-family and

multi-family uses. The proposed rezoning to CN-R would allow for uses that are too intense for the existing community and is therefore not consistent with this policy direction.

Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1, and Policy 17-1.4 seek to facilitate patterns of development that are organized and purposeful. The proposed rezoning to CN-R would be isolated and not unified with the surrounding uses and would therefore not be consistent with these goals and objectives.

The East Lake-Orient Park Community Plan establishes guidance on vision, community improvement, and neighborhood identity. Although some of the restricted uses may be beneficial to the surrounding neighborhood, the request for CN-R would still allow for uses that conflict with the community plan's vision on neighborhood identity. It would allow for development that could potentially interfere with the appearance of the neighborhood and its residential uses. A rezoning to CN-R would allow for development for commercial uses that are incompatible with the neighborhoods located directly north, northwest, and west of the subject site and would therefore not be consistent with the goals of the adopted community plan.

Overall, the proposed rezoning would conflict with the goals and objectives of the Urban Service Area (USA) and the East Lake-Orient Park Community Plan and would allow for development that is inconsistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* .

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >