

**Rezoning Application:** RZ STD 24-1082  
**Zoning Hearing Master Date:** 10/28/2024  
**BOCC Land Use Meeting Date:** 12/10/2024

**Applicant:** Franciso Henriquez  
**FLU Category:** R-9  
**Service Area:** Urban  
**Site Acreage:** 0.43 acres +/-  
**Community Plan Area:** None  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone from PD to RSC-9-R



**Introduction Summary:**

The applicant is requesting to rezone property from Planned Development PD 00-0242 to RSC-9-R (Residential, Single Family Conventional with Restrictions) to facilitate single-family residential development. PD 00-0242 solely permits a neighborhood grocery store and indoor takeout café on the site. The proposed restriction will prohibit access to N Manhattan Ave.

Zoning:	Existing	Proposed
District(s)	PD 00-0242	RSC-9-R
Typical General Use(s)	Neighborhood Grocery Store and Indoor Take-Out Café	Single-Family Residential (Conventional Only)
Acreage	0.43 +/-	0.43 +/-
Density/Intensity	0.203 FAR	9 dwelling units per acre
Mathematical Maximum*	3,800 square feet	3 dwelling units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 00-0242	RSC-9-R
Lot Size / Lot Width	N/A	5,000 sf / 50'
Setbacks/Buffering and Screening	Per General Location in Site Plan (West and South) 10' / Type A (North) 20' / 6-foot concrete wall (East/North)	20' Front 5' Sides 20' Rear
Height	35'	35'

**Additional Information:**

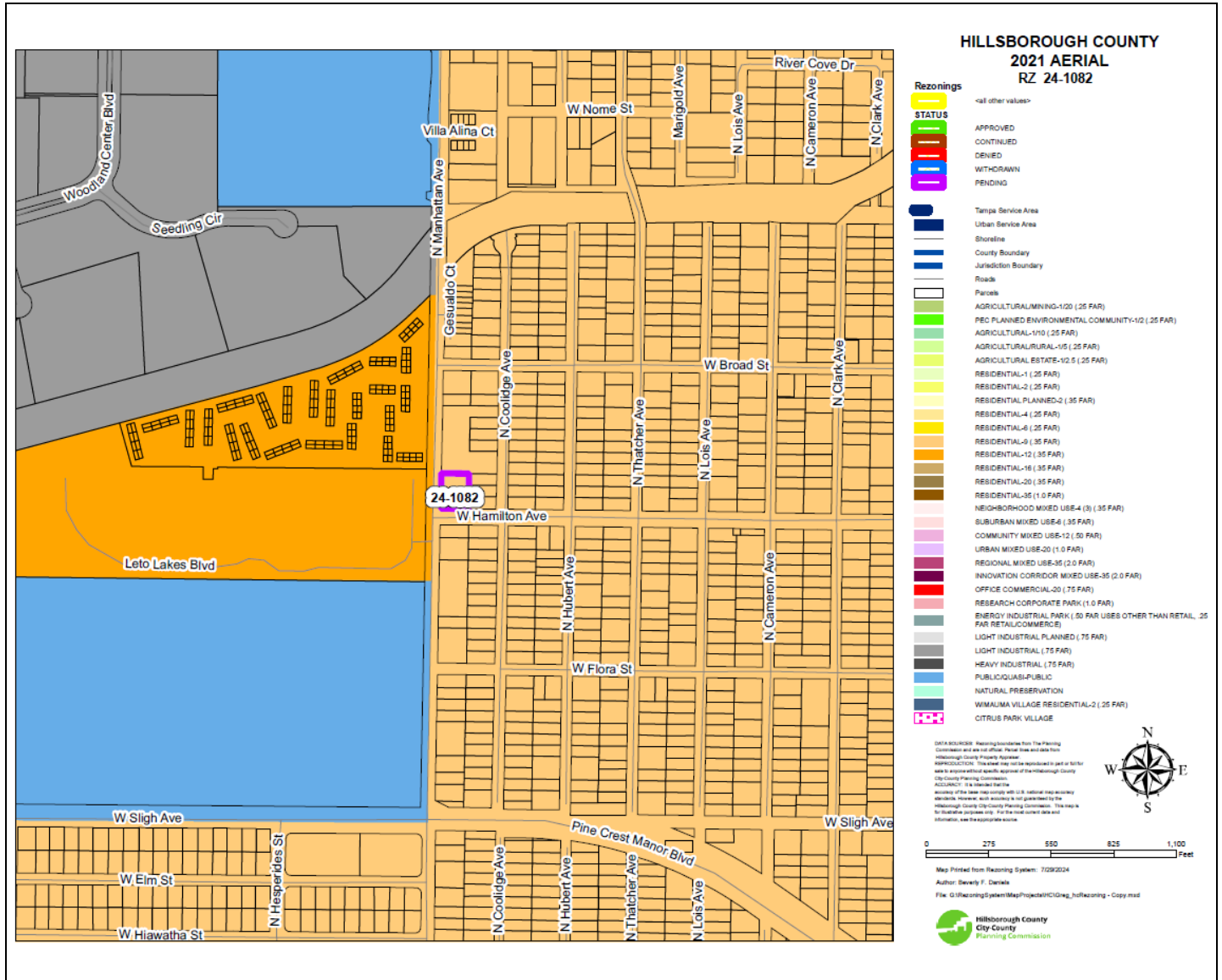
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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**2.0 LAND USE MAP SET AND SUMMARY DATA**

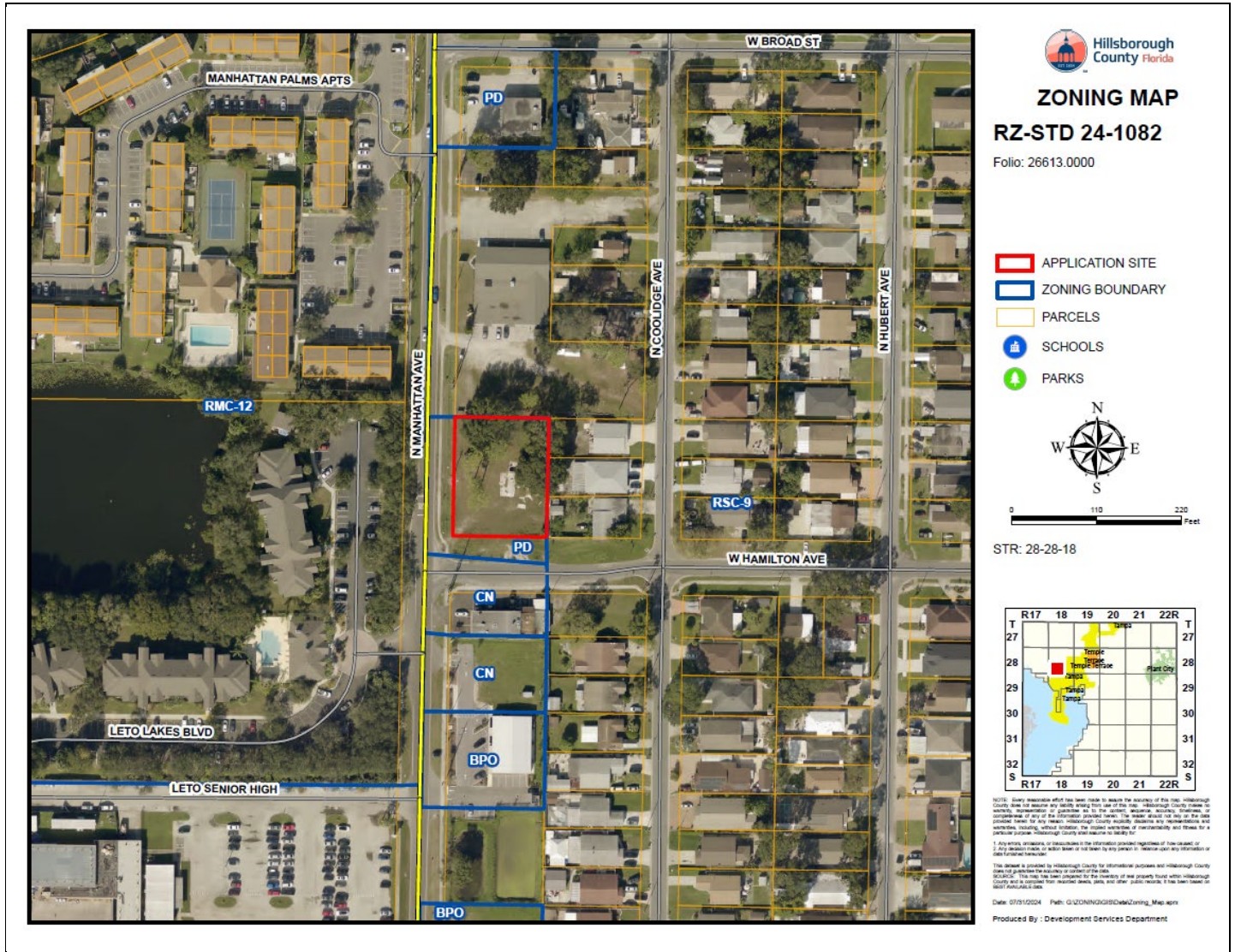
**2.2 Future Land Use Map**



Future Land Use Category:	R-9 (Residential-9)
Maximum Density/F.A.R.:	9 DU / GA or 0.35 FAR
Typical Uses:	Residential, urban commercial, offices, multi-purpose projects, mixed-use development

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 DU / GA or 0.35 FAR	Single-Family Residential	Church
South	CN	0.20 FAR	Neighborhood Commercial	Supermarket
East	RSC-9	9 DU / GA	Single-Family Residential	Single-Family Residential
West	RMC-12	12 DU / GA	Multi-Family Residential	Multi-Family Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

N/A

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N Manhattan Ave	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
W Hamilton Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	642	44	52
Proposed	28	2	3
Difference (+/-)	-614	-42	-49

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

Connectivity and Cross Access <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	
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 checked="" 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
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input 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	Connection to County wastewater required.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The applicant is proposing to rezone property located at 7201 N Manhattan Ave from a PD to RSC-9 with Restrictions. PD 00-0242 permits a neighborhood grocery store and indoor takeout café. The property has remained vacant since the rezoning and did not develop to its PD entitlements. The applicant is proposing to subdivide and develop the property for three single-family homes. The proposed Euclidian rezoning does not guarantee the number of lots that can be created under the new RSC-9-R district, but will permit single-family residential development with accordance to the RSC-9-R lot development standards and Land Development Code subdivision standards.

The proposed RSC-9-R zoning district is consistent with the existing residential development pattern in the area. To the direct east and greater south of the property are over 650 acres of single-family homes zoned RSC-9. The RSC-9 standards are consistent with the lot dimensions of the original platted lots from 1956. Across N Manhattan Ave are multi-family dwellings zoned RMC-12. Abutting the property to the north is a church zoned RSC-9. To the direct south across Hamilton Avenue is a neighborhood supermarket zoned CN. Further out along N Manhattan Ave are more single-family homes, office uses, a pharmacy, and two public schools. The proposed rezoning will complement the land use pattern of the surrounding area.

The applicant is proposing to prohibit access on N Manhattan Ave due to access spacing concerns raised by Transportation Review staff. Due to the proposed restriction, Transportation Review staff has no objections to the rezoning request.

Due to the above considerations, staff finds the proposed RSC-9-R zoning district compatible with the surrounding uses, zoning districts, and development pattern.

#### 5.2 Recommendation

Staff finds the rezoning request **approvable**, subject to the proposed restrictions.

### 6.0 PROPOSED CONDITIONS

The applicant is proposing the following restriction:

- 1. Access to N Manhattan Ave. shall be prohibited.

<b>Zoning Administrator Sign Off:</b>	
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**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.



**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

The proposed Euclidian rezoning does not guarantee the number of lots that can be created under the new RSC-9-R district, nor is the request governed by the proposed layout in the submitted survey.

**8.0 PROPOSED SITE PLAN (FULL)**

Not applicable.

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 08/29/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EL/Northwest

PETITION NO: RZ 24-1082

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- .43 acres from an approved Planned Development (PD) #00-0242 to Residential Single Family Conventional 9 Restricted (R-9-R). The proposed restriction would prohibit access on Manhattan Ave. Under the currently approved Planned Development, the subject parcel is approved for a neighborhood grocery store and indoor takeout café at a maximum of 3,800sqft of which the indoor takeout café should take up no more than 20% of the total square footage of the project. The site is located on the northeastern corner of N Manhattan Ave and W Hamilton Ave. The Future Land Use designation of the site is Residential 9 (R-9).

***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, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Grocery Store (ITE Code 820) 3,040sqft	282	9	26
PD, Indoor Take-Out Café (ITE Code 933) 760sqft	360	35	26
<b>Total</b>	642	44	52

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, Single Family Detached Housing (ITE Code 210) 3 Units	28	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	-614	-42	-49

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on N Manhattan Ave and W Hamilton Ave. N Manhattan Ave is a 2-lane, undivided, county maintained, rural collector roadway. The roadway is characterized by +/- 11 ft wide travel lanes, no bike lanes on either side of the roadway in the vicinity of the proposed project, and +/- 5 ft wide sidewalks on both sides of the roadway, within +/- 66 ft of the right of way.

W Hamilton Ave is a 2-lane, undivided, county maintained, rural local roadway. The roadway is characterized by a range of between +/- 24 to +/- 30 feet of pavement in average condition and lying within a 75-foot-wide right-of-way. There are no bike lanes on either side of the roadway in the vicinity of the proposed project. There are +/- 5 wide sidewalks on southern side the roadway in the vicinity of the proposed project.

**SITE ACCESS**

It is anticipated that the site will have access to W Hamilton Ave.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough

County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Manhattan Ave in order to avoid inserting the singular access that would be permitted, in accordance with section 6.04.03.I of the Land Development Code, on a collector road within a school zone in favor of placing the access on a lower classified local road (i.e. Hamilton Ave.), in accordance with the intent of section 6.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

W Hamilton Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

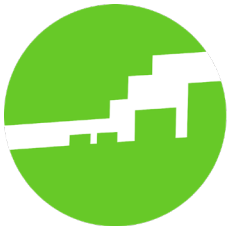
The roadway level of service provided for N. Manhattan Ave is for information purposes only.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
N Manhattan Ave	Henry Ave	W Humprey St	D	D

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

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**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> October 15, 2024 <b>Report Prepared:</b> October 3, 2024	<b>Case Number:</b> RZ 24-1082 <b>Folio(s):</b> 26613.0000 <b>General Location:</b> North of West Hamilton Avenue, east of North Manhattan Avenue and west of Coolidge Avenue North
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-9 (9 du/ga; 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Rezoning from Planned Development (PD) 00-0242 to Residential Single Family Conventional (RSC-9) to allow single-family conventional homes.
<b>Parcel Size</b>	0.43 ± acres
<b>Street Functional Classification</b>	West Hamilton Avenue – <b>Local</b> North Manhattan Avenue – <b>County Collector</b> Coolidge Avenue North – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable

Evacuation Area	E
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	PD	Vacant Land
North	Residential-9	RSC-9 + PD + RSC-6	Single Family Residential + Public/Quasi-Public/Institutions + Light Commercial
South	Residential-9 + Office Commercial-20	CN + BPO + RSC-9 + PD	Single Family Residential + Vacant Land + Light Commercial
East	Residential-9	RSC-9	Single Family Residential
West	Residential-12 + Public/Quasi-Public + Light Industrial	RMC-12 + RSC-9 + M	Multi-Family Residential + Educational + Light Commercial + Light Industrial

**Staff Analysis of Goals, Objectives and Policies:**

The 0.43 ± acre subject site is located north of West Hamilton Avenue, east of North Manhattan Avenue and west of Coolidge Avenue North. The site is in the Urban Service Area and not located within the limits of any Community Plan. The applicant is requesting a rezoning from Planned Development (PD) 00-0242 to Residential Single Family Conventional (RSC-9) to allow single family conventional homes.

The site is 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. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that “compatibility does not mean “the same as” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The subject site is currently vacant. There is vacant land to the south across West Hamilton Avenue as well. Single-family uses extend east, north and south. Light Commercial uses are also to the north and south across West Hamilton Avenue. The proposed rezoning meets the intent of FLUE Objective 1 and FLUE Policy 1.4.



FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-9 (RES-9) Future Land Use category. The RES-9 category allows for the consideration of residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. RES-9 surrounds the subject site to the north, south and east. The proposed rezoning from PD to RSC-9 meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). County Transportation staff had no objections to the proposal; therefore, it meets the intent to FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposal meets the intent of FLUE Objective 16, which require new development to be compatible to the surrounding neighborhood. The neighborhood is the 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. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family and multi-family uses, and the proposed rezoning will complement the surrounding area.

Overall, staff finds that the proposed use is an allowable use in the RES-9 category, is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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## **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

### **FUTURE LAND USE ELEMENT**

#### ***Urban Service Area***

***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.*

### **Land Use Categories**

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

### **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 the 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 16.3:** *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*

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

