

Rezoning Application: 23-0571
Zoning Hearing Master Date: September 18, 2023
BOCC Land Use Meeting Date: November 7, 2023

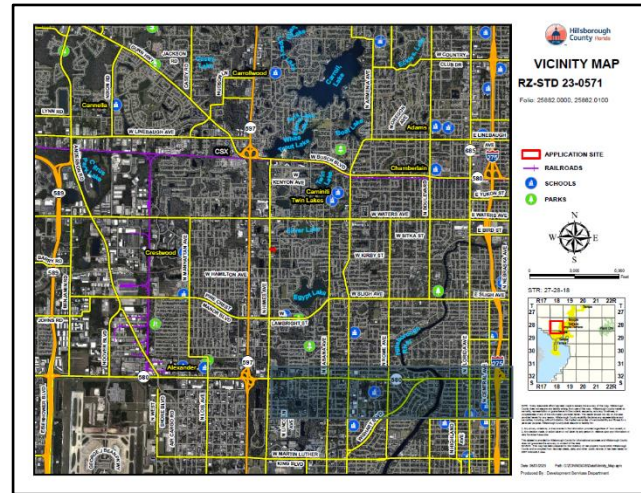


**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC
FLU Category: Residential - 20 (Res-20)
Service Area: Urban
Site Acreage: 0.73 +/-
Community Plan Area: Egypt Lake
Overlay: None
Request: Rezone from **Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) to Residential, Single-Family Conventional-9 (RSC-9)**



Request Summary:

The request is to rezone from the existing Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) zoning districts to the proposed Residential, Single-Family Conventional-9 (RSC-9) zoning district. The proposed zoning permits single-family conventional development on lots containing a minimum area of 5,000 square feet (sf).

| Zoning: | Existing | | Proposed |
|------------------------|------------------|---|---|
| District(s) | BPO | RSC-6 | RSC-9 |
| Typical General Use(s) | Office | Single-Family Residential (Conventional Only) | Single-Family Residential (Conventional Only) |
| Acreage | 0.37 ac (16,117) | 0.35 ac (15,246 sq ft) | 0.73 ac (31,798.8 sq ft) |
| Density/Intensity | 0.20 F.A.R. | 1 dwelling unit (du) per 7,000 sf | 1 du/ 5,000 sf |
| Mathematical Maximum* | 3,223.44 sq ft | 2 dwelling unit | 6 dwelling units |

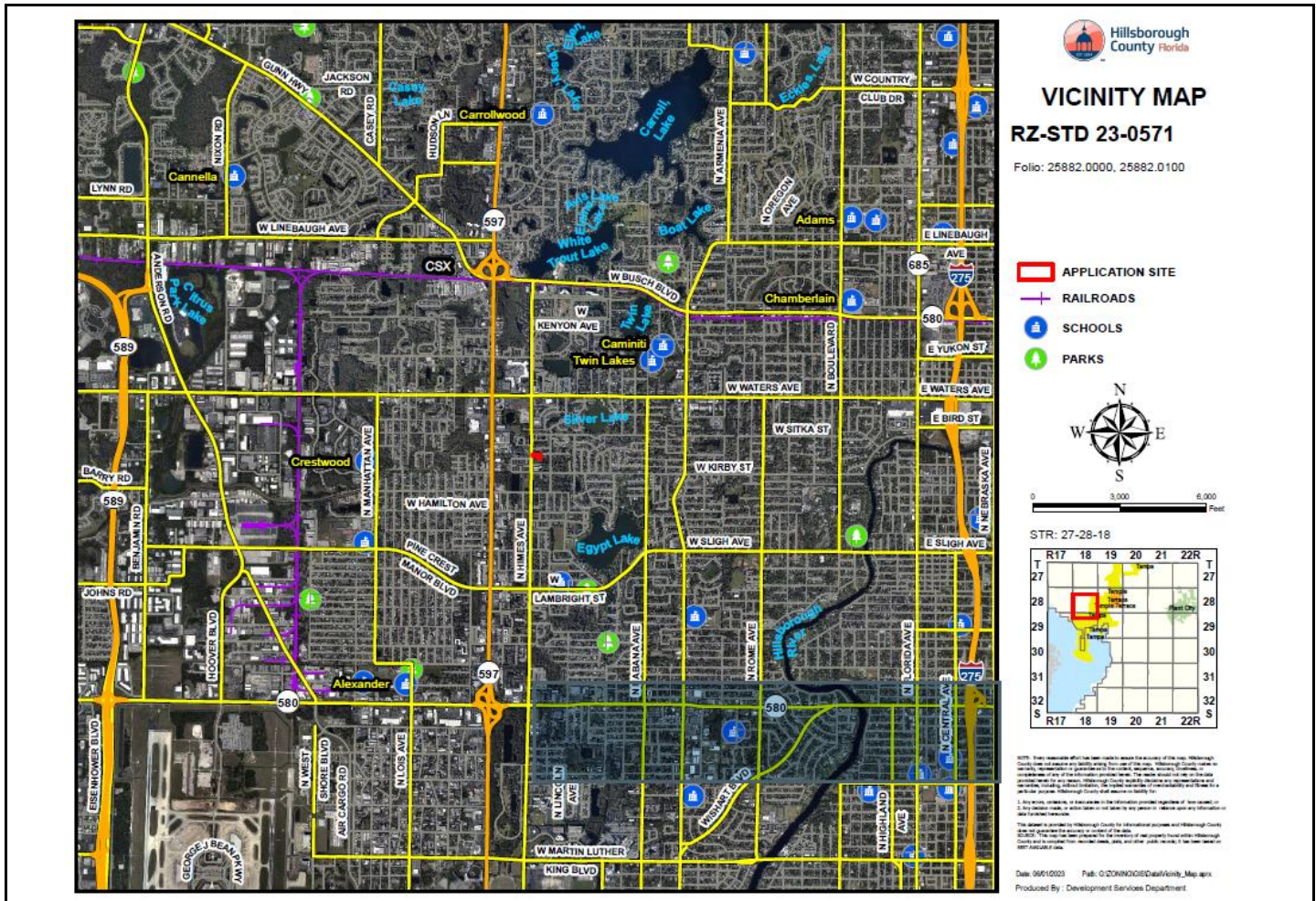
| Development Standards: | Existing | | Proposed |
|----------------------------------|---|-------------------------------------|-----------------------------------|
| District(s) | BPO | RSC-6 | RSC-9 |
| Lot Size / Lot Width | 7,000 sf / 70 feet | 7,000 sf / 50 feet | 5,000 sf / 50 feet |
| Setbacks/Buffering and Screening | 30' Front (north & west) 0' Rear (south) 20' Type B Buffer (east) | 25' Front 7.5' Sides 25' Rear | 20' Front 5' Sides 20' Rear |
| Height | 50' | 35' | 35' |

Additional Information:

| | |
|--|--------------|
| PD Variations | N/A |
| Waiver(s) to the Land Development Code | None |
| Additional Information: | |
| Planning Commission Recommendation | Inconsistent |
| Development Services Department Recommendation | Approvable |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

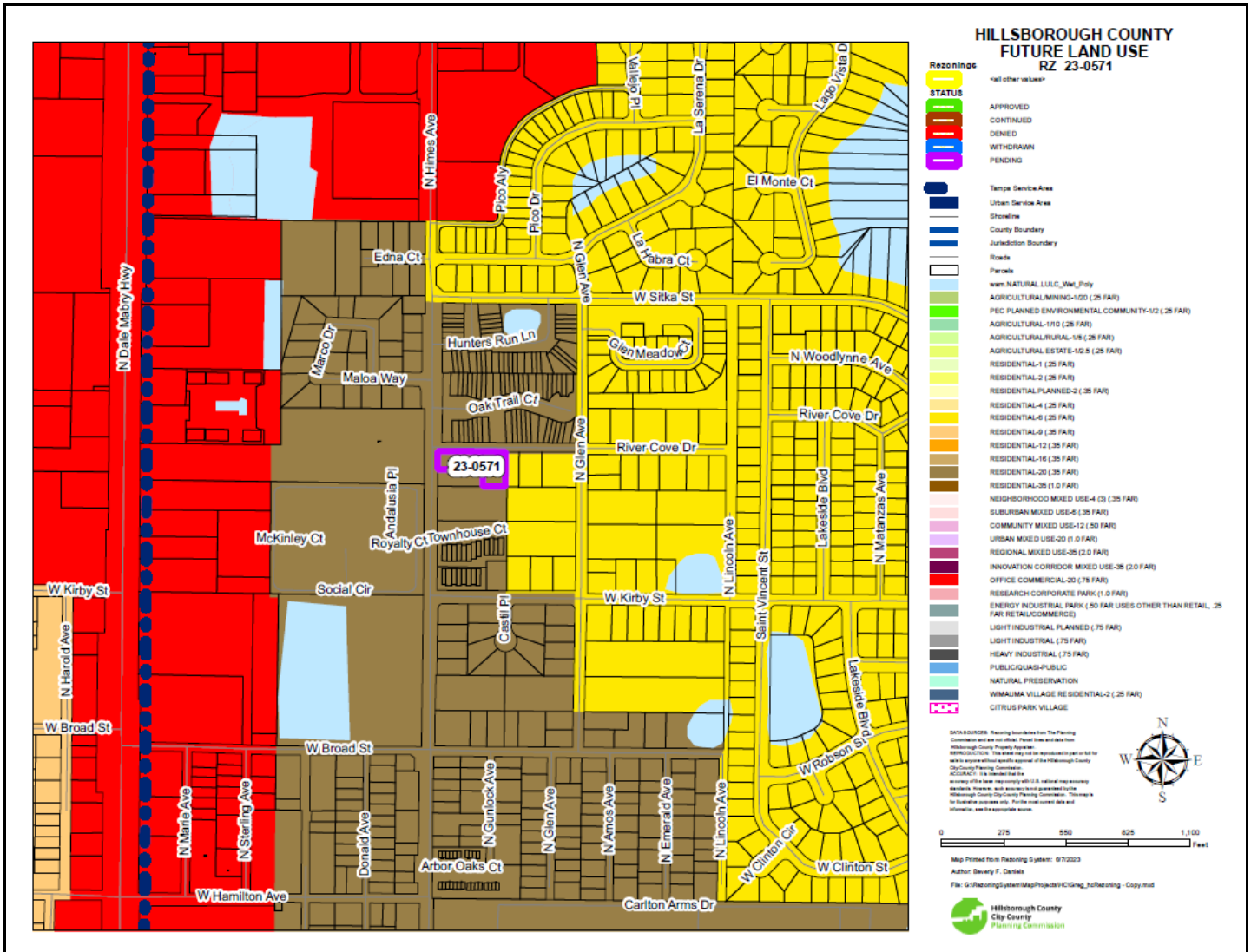


Context of Surrounding Area:

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses. The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20, to the east RSC-6, and to the south BPO and Planned Development (PD) zoning districts. The RSC-6 zoning district extends east and southeast are some RSC-6 zoned districts. And to the south is BPO zoning district.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential 20 (Res-20) |
| Maximum Density/F.A.R.: | 20 dwelling unit per Gross Acre (ga)/ 0.35 F.A.R. |
| Typical Uses: | High density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use. |

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)

Not Applicable

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 |
|----------------|--------------------------|---|---|
| N. Himes Ave | County Arterial - Urban | 2 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 |
| River Cove Dr. | County Collector - Urban | 2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input checked="" 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 | 451 | 38 | 49 |
| Proposed | 57 | 4 | 6 |
| Difference (+/-) | -394 | -34 | -43 |

*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: | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Review at time of development |
| Natural Resources | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | No Comments |
| Conservation & Environmental Lands Mgmt. | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | This agency has no comments. |
| 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: | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | See Agency Report |
| Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Impact/Mobility Fees N/A | | | |
| Comprehensive Plan: | 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 type="checkbox"/> N/A | <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent | <input type="checkbox"/> Yes <input type="checkbox"/> No | See Agency Report |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north is PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20 zoned property, to the east RSC-6 zoned property, and to the south BPO and Planned Development (PD) zoning districts. There are some RSC-6 zoned properties that extends east and southeast of the subject site.

The Planning Commission found the request inconsistent based on non-compliance with Objective 1 which addresses minimum density requirements for rezonings in the urban service area being at 75 percent of the current RES-20 FLU, which is 15 units per acre. The proposed RSC-9 would provide for development of 9 units per acre, which for the .73 - acre parcel would be 6 units. 15 units per acre equates to 10 units. Notwithstanding, staff finds the size and depth of the subject parcel in relation to other adjacent office and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial and residential uses/zoning districts in the area. The size and configuration of the parcel is more constrained in terms of accommodating higher densities, such as smaller lot single-family/townhome/multi-family development, in comparison to adjacent parcels developed with multi-family and townhomes. Furthermore, the development pattern east of the parcel on the south side of River Cove Drive is single-family homes fronting on River Cove Drive and the RSC-9 would be consistent with that pattern.

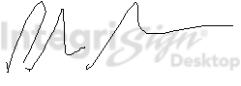
The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-9 zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

| | |
|--|--|
| <p>Zoning Administrator Sign Off:</p> |  <p>J. Brian Grady Tue Sep 12 2023 12:36:10</p> |
|--|--|

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

N/A

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: 9/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/Northwest

PETITION NO: RZ 23-0571

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 0.73-acre subject parcel from Business Professional Office (BPO) and Residential Suburban Conventional 6 (RSC-6) to Residential Suburban Conventional 9 (RSC-9). The future land use designation is Residential 20 (R-20).

Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

SITE ACCESS

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).

Transportation Section 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 will 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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

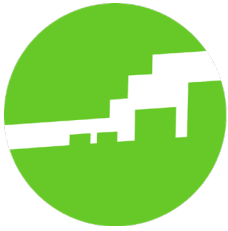
Level of Service (LOS) information is reported below. Staff notes that River Cove Dr. is not a regulated roadway.

| FDOT Generalized Level of Service | | | | |
|-----------------------------------|-------------------|------------|--------------|-------------------------|
| Roadway | From | To | LOS Standard | Peak Hr Directional LOS |
| N. HIMES AVE | HILLSBOROUGH AVE. | BUSCH BLVD | E | D |

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

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**Hillsborough County
City-County
Planning Commission**

| Unincorporated Hillsborough County Rezoning | |
|--|---|
| Hearing Date: September 18, 2023 Report Prepared: September 6, 2023 | Petition: RZ 23-0571 Folios 25882.0000 & 25882.0100 <i>On the southeast corner of North Himes Avenue and River Cove Drive</i> |
| Summary Data: | |
| Comprehensive Plan Finding | INCONSISTENT |
| Adopted Future Land Use | Residential-20 (20 du/ga; 0.75 FAR) |
| Service Area | Urban |
| Community Plan | None |
| Request | Rezoning from Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional (RSC-9) |
| Parcel Size | 0.73 ± acres |
| Street Functional Classification | North Himes Avenue – County Arterial River Cove Drive – Local |
| Locational Criteria | N/A |
| Evacuation Zone | None |



Context

- The approximately 0.73 ± acre subject property is located on the southeast corner of North Himes Avenue and River Cove Drive.
- The site is located within the Urban Service Area and is not within the limits of a Community Plan.
- The subject property is located within the Residential-20 (RES-20) Future Land Use category, which can be considered for a maximum density of up to 20 dwelling units per gross acre and a maximum intensity of 0.75 Floor Area Ratio (FAR) for urban scale neighborhood commercial, office, multi-purpose or mixed-use projects. The RES-20 Future Land Use category is intended to designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects and mixed-use developments. Typical uses include residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments.
- The subject site is surrounded by the RES-20 Future Land Use category to the north, west and south. Residential-6 (RES-6) is located directly east. Further west, along Dale Mabry Highway, is the Office Commercial-20 (OC-20) Future Land Use category.
- The subject site is currently vacant. The area is mostly developed with single-family residential homes, homeowner association land and multi-family uses. There is a light commercial use located directly south of the site and further west across North Himes Avenue. Multifamily and single-family uses are interspersed south of the site. Single family uses extend north, east and further northwest. The area is mostly residential in nature with a mix of single-family and multi-family dwelling units in addition to the occasional light commercial use.
- The subject site is currently zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). There are Planned Development (PD) zoning districts to the north, west and south. The RSC-6 zoning district extends east and southeast. The BPO zoning district is located directly south. The Residential Multi-Family Conventional (RMC-20) zoning district is located southwest and further south.
- The applicant is requesting to rezone the subject site from Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional (RSC-9).

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 1.2: *Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

Policy 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:*

Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;

Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.

Development would have an adverse impact on environmental features on the site or adjacent to the property.

The site is located in the Coastal High Hazard Area.

The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

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.*

Policy 8.3: *Calculating Density Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded. Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from*

each other by a roadway, wetlands, stream, river, lake or railway. The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

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 16.3: 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 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan, and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.

Policy 16.9: All land use categories allowing residential development may permit clustering of residences within the gross residential density limit for the land use category.

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. 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.

Community Design Component

4.0 Community Level Design

4.2 Suburban Residential Character

GOAL 8: Preserve existing suburban uses as viable residential alternatives to urban and rural areas.

5.0 NEIGHBORHOOD LEVEL DESIGN

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.

Staff Analysis of Goals, Objectives, and Policies:

The 0.73 ± acre subject property is located on the southeast corner of North Himes Avenue and River Cove Drive. The site is in the Urban Service Area and is not located within the limits of a Community Plan. The applicant is requesting to rezone the subject site from Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional (RSC-9).

Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan asserts that Hillsborough County shall proactively 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 Comprehensive Plan. FLUE Policy 1.2 requires that all new development or redevelopment shall occur at a density of at least 75% of the allowable density of the Future Land Use category to optimize investment for services and infrastructure. The subject site’s Future Land Use category is RES-20, which allows for the consideration of up to a maximum of 14 dwelling units on the 0.73 ± acre site (20 dwelling units per gross acre). The proposed zoning district would only allow for the consideration of up to 6 dwelling units on the subject site (9 dwelling units per gross acre). The allowable density under the RSC-9 zoning district would fall under the 75% density requirement (10 dwelling units) for new development within the Urban Service Area (USA) by a considerable margin.

FLUE Policy 1.3 seeks to restrict new rezoning approvals for residential development within the USA and Future Land Use categories that permit 4 dwelling units/gross acre or greater that do not meet minimum density unless certain exemptions are met. Planning Commission staff acknowledge that the request increases density closer to the minimum density standard under the site's RES-20 FLU category. However, the proposal does not meet any of the exemptions under FLUE Policy 1.3 and is therefore inconsistent with the Objectives and Policies pertaining to the Urban Service Area.

The proposed rezoning does not meet the intent of the Neighborhood Protection policies under FLUE Objective 16. The proposed rezoning would conflict with Objective 16, which strives to preserve, protect, and enhance neighborhoods and that new development must conform to the area. The proposed zoning district would allow for the development of residential uses that are compatible with the surrounding development pattern. However, it is the proposed density of 9 dwelling units per acre that conflicts with the policy direction relating to minimum density within the Urban Service Area. The requested density is not consistent with the intent of the site's RES-20 Future Land Use designation and therefore conflicts with the long-range vision of the surrounding neighborhood. FLUE Policy 16.3 states that new development shall strive to integrate adjacent land uses through the creation of complementary and like uses. FLUE Policy 16.8 argues for new residential projects to reflect the overall density and lot sizes of the surrounding area. Although the request is in accordance with these policies, the requested density still creates a conflict with the site's RES-20 Future Land Use designation. FLUE Policy 16.9 argues in favor of permitting clustering of residences within the gross residential density limits of the land use category, thus showcasing that the subject site is eligible for greater residential density than what is being proposed by the applicant. Therefore, the applicant's resistance to meeting minimum density requirements would greatly disrupt the developmental pattern of the overall area as well as the ability to maximize density in the Urban Service Area (USA).

The Community Design Component (CDC) of the Comprehensive Plan establishes guidance on suburban residential character. Goal 8 of the CDC aims at preserving existing suburban uses as viable residential alternatives to urban and rural areas. The proposed rezoning is inconsistent with this goal, as the proposed development strives to lower density requirements that are present throughout the surrounding area of the subject site. The residential nature of the request would allow for development that is similar to the site's surrounding uses, however, it would only allow for a maximum of 6 dwelling units on the subject site. This is contrary to the multi-family uses located southwest and to the townhome communities located throughout the neighborhood. This would now allow for a suburban developmental pattern that is inconsistent with the site's location within the Urban Service Area.

The CDC also establishes goals and objectives for neighborhood level compatibility. CDC Goal 12 and Objectives 12-1 require that new developments should recognize the existing communities and be designed in a manner that is compatible with the established character of the surrounding neighborhood. The proposed rezoning would allow for residential development that is somewhat similar to the existing uses in the area. However, the proposed density maximum conflicts with the overall vision of the neighborhood and with the existing multi-family and townhome units that surround the site. Additionally, the applicant has not stated how many dwelling units would be developed on the site, which limits Planning Commission staff's ability to consider adverse impacts as they relate to neighborhood level compatibility.

Overall, the proposed rezoning would allow for development that is inconsistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is not compatible with the existing residential development pattern in the area and does not meet minimum density requirements for the Urban Service Area.

Recommendation

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

