

**PROPOSED REVISIONS TO NORTHWEST AREA COMMUNITY PLAN
(SECTIONS E & F)**

Section E

Incentives have been identified for transfer of development rights from areas planned for permanent open space preservation to areas planned as denser cores.

Permitting development rights to be transferred from reserves, as identified on the Community Plan to town centers to achieve a maximum density of nine (9) units (except as referenced in Section F below) per acre and an intensity of a 1.0 floor area ratio.

Requiring each reserve area from which development rights have been transferred to become a permanent part of a Preserve Area.

Permitting an increase of a maximum of 50% of the transferred development rights to be added to the receiving site.

Transfer of development rights and maximum densities of nine (9) dwelling units per acre only apply to the Northwest Hillsborough Plan and are not applicable to the Citrus Park Village Plan.

Section F

A plan will be developed to guide development in and around historic Citrus Park Village by:

Defining an area to be governed by the Citrus Park Village (CPV) Plan.

Codifying Traditional Neighborhood Development (TND) regulations for Citrus Park Village to include a plan, CPV development code TND code, TND checklist and CPV zoning district map.

The Citrus Park Village Traditional Neighborhood Development regulations will be prepared to include zoning districts which will determine how and where individual uses can be placed within each Plan sub-area. The regulations can be designed to limit the range of uses in certain locations and will regulate many aspects of design related to new development.

The sub-districts will determine the mix and location of residential, commercial, retail, office and public/civic uses and specify appropriate densities and intensities to support the establishment of a diverse community.

Design standards will be included in the CPV regulations that may address various aspects of development including: height, bulk, setback/lot line placement, parking, streetscapes, lighting, building to street orientation, sidewalk and street/bicycle/pedestrian connectivity, and environmental protection to ensure that the vision of the community is carried out.

Identifying a greenway network, traffic network, public areas and private areas in the Village Plan.

Permitting development consistent with the Citrus Park Village codified regulations.

The Citrus Park Village Plan boundary area and design criteria will be exempt from the Future of Hillsborough Comprehensive Plan Policies E2-2.4 and E2-2.5, specifically regarding Traditional Neighborhood Design (TND) provisions pertaining to density bonus and/or transfer of development rights.

Citrus Park Village Vision Statement

The Citrus Park Village Plan strives to achieve a well balanced combination of residential, recreational, commercial, and public uses served by a trail and transportation network, while preserving the layout and character of existing neighborhoods. The existing, historically platted grid system provides a framework within which special areas adjacent to major arterials can be developed in a mixed-use commercial, office and residential format which enhances the area's character and ambience.

The Plan will also strive to promote the development of a Town Center, ensure management and conservation of the natural environment and ultimately manage growth so the delivery of public facilities and services will occur in a fiscally responsible manner, while supporting redevelopment and new development within the Plan boundaries.

Citrus Park Village Plan

The Citrus Park Village (CPV) Plan will implement the vision and principles of the Northwest Hillsborough Plan (Section F). The intent of the Plan and Regulations is to ensure the development of a well-balanced, vital, pedestrian-oriented traditional village that can support a variety of residential, commercial, office, and civic uses.

The Village Plan will establish a guide for public and private investment, set standards for new development, regulate the design and appearance of new development and provide a view of the future of Citrus Park Village. The CPV Plan and Regulations will be implemented through adoption of a specific District Plan and Regulations in the Hillsborough County Land Development Code (LDC) and Zoning Atlas. The Upper Tampa Bay Trail is a focal point of the CPV Plan. Within the Village Center extending approximately 600 feet north and south of Ehrlich Road, the corridor that accommodates the Trail shall be, wherever feasible, 60 feet in width.

The Zoning Atlas will identify the specific location and boundary of the specific Zoning District. The Zoning District Plan will identify the location of each of the sub-districts within the Citrus Park Village. District-wide standards, detailed sub-district descriptions and specific land uses,

densities and/or intensities, and design requirements will be defined within the Citrus Park Village Zoning District Plan.

Schools are a permitted use in all ~~proposed sub-districts within the~~ Citrus Park land use categories. ~~Village Zoning District Plan.~~

The descriptive policies listed below outline ~~twelve~~ eleven (11 ~~2~~) different sub-areas proposed in the Comprehensive Plan component of the CPV Plan. It is the intent of the Citrus Park Village Plan that development within its boundaries occur in accordance with corresponding CPV ~~District Plan and Regulations.~~ Until such time as the CPV ~~District Plan and~~ zoning and development Regulations are adopted, rezonings within the CPV shall be for uses allowed in the underlying CVP Plan category and in the form of a planned development that incorporates the intent and design concepts of the CPV Plan. Additionally, property may be developed under current zoning entitlement until the CPV ~~District Plan and~~ Regulations are adopted. However, all new development must be in compliance with the allowable uses, density and intensity limits of the CPV Comprehensive Plan categories.

In order to achieve the community vision of a well balanced combination of uses, the following percentage of uses will be established in order to determine if that balance is being achieved.

<u>COMMERCIAL</u>	<u>OFFICE</u>	<u>RESIDENTIAL</u>	<u>PUBLIC</u>
<u>10 – 30%</u>	<u>5 – 25%</u>	<u>50 – 80%</u>	<u>5 – 15%</u>

A. Village Center 24 du/ac

Intent of Sub Area Category

The intent of Sub Area A is to allow for vertically and horizontally mixed use development within the village downtown core. Sufficient density and intensity are needed to enable the village center to develop as the village core. The village core shall serve as the employment center, the main street commercial center, and community focal point for the village. The village center will allow for vertically and horizontally integrated mixed use housing, and a balance of housing choices within the village.

Allowable Uses

Traditional Main Street commercial, office residential uses, and public facilities.

Maximum Density

Up to 24 units per gross acre.

Maximum Non-Residential Intensity

Up to 0.40 FAR.

B. High Density Residential 20 du/ac

Intent of Sub Area Category

The intent of Sub Area B is to allow for high density residential development in support of the commercial and employment base proposed within the village. Housing is a required use. Commercial uses are permitted on the first floor of structures, if vertically integrated with housing or office on remaining floors.

Allowable Uses

Vertically integrated commercial, office and housing development.

Maximum Density

Up to 20 units per gross acre.

Maximum Non-Residential Intensity

Up to 0.25 FAR.

C. High Density Residential 16 du/ac

Intent of Sub Area Category

The intent of Sub Area C is to allow for high density residential in support of the commercial and employment base proposed within the village. The sub area will allow for a balance of housing choices within the village.

Allowable Uses

Residential.

Maximum Density

Up to 16 units per gross acre.

Maximum Non-Residential Intensity

Not Applicable.

D. Mixed Use/Medium Density Residential 12 du/ac

Intent of Sub Area Category

The intent of Sub Area D is to allow for medium density residential in support of the commercial and employment base proposed within the village. The sub area will allow for a balance of commercial and office, with residential housing choices within the village.

Allowable Uses

Residential, commercial and office.

Maximum Density

Up to 12 dwelling units per gross acre.

Maximum Non-Residential Intensity

- Up to 0.35 FAR for vertically integrated, mixed-use commercial or office, with residential development.
- Up to 0.25 FAR for single-story, stand-alone commercial.

E. Medium Density Residential 9 du/ac

Intent of Sub Area Category

The intent of Sub Area E is to allow for medium density residential in support of the commercial and employment base proposed within the village. The sub area will allow for a balance of housing choices within the village.

Allowable Uses

Attached and single family residential.

Maximum Density

Up to 9 units per gross acre.

Maximum Non-Residential Intensity

Not Applicable.

F. Low Density Residential 4 du/ac

Intent of Sub Area Category

The intent of Sub Area F is to allow for low density residential in support of the commercial and employment base proposed within the village. The sub area will allow for a balance of housing choices within the village.

Allowable Uses

Single family residential.

Maximum Density

Up to 4 units per gross acre.

Maximum Non-Residential Intensity

Not Applicable.

G. Commercial/Office/Residential 12 du/ac

Intent of Sub Area Category

The intent of Sub Area G is to recognize existing development within this sub area. The sub area will allow for commercial, office and residential land uses, or a mixture of these uses.

Allowable Uses

Commercial, office and residential.

Maximum Density

Up to 12 units per gross acre.

Maximum Non-Residential Intensity

Up to 0.25 FAR.

H. Office/Residential 6 du/ac

Intent of Sub Area Category

The intent of Sub Area H is to recognize existing development rights within this sub area. The sub area will allow for office and residential land uses.

Allowable Uses

Residential and office uses.

Maximum Density

Up to 6 units per gross acre.

Maximum Non-Residential Intensity

Up to 0.25 FAR.

I. Low Density Residential 6 du/ac

Intent of Sub Area Category

The intent of Sub Area I is to allow for low density residential in support of the commercial and employment base proposed within the village. The sub area will allow for a balance of housing choices within the village.

Allowable Uses

Single family residential.

Maximum Density

Up to 6 units per gross acre.

Maximum Non-Residential Intensity

Not applicable.

P. Public/Open Space

Intent of Sub Area Category

The intent of Sub Area P is to recognize existing and proposed public facilities ~~and open spaces.~~

Allowable Uses

Public services, (fire station, sheriff's office, public facilities ~~, schools and parks.) and open space, which includes preservation areas and park land.~~

Maximum Density

Not Applicable.

Maximum Non-Residential Intensity

~~Not Applicable.~~ **.50 FAR.**

U. Commercial/Office/Residential 20 du/ac

Intent of Sub Area Category

The intent of Sub Area U is to recognize an existing Comprehensive Plan designation within this sub-area. The sub area will allow for commercial, office, and residential land uses or a mixture of these uses.

Allowable Uses

Commercial, office and residential.

Maximum Density

Up to 20 units per gross acre.

Maximum Non-Residential Intensity

Up to 1.0 FAR.