



Hillsborough County City-County Planning Commission

EXECUTIVE SUMMARY

Meeting Date: March 14, 2016 – Briefing
Agenda Item: HC/CPA 16-04: Future Land Use Element-Text amendment,
Blending in the RP-2 Category
Presenter: Tony Garcia, AICP (ext. 332)
Action Necessary: No

SUMMARY:

This is a privately-initiated text amendment to the adopted Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The proposed text amendment would provide for the blending of density and intensity of two non-contiguous parcels in the RP-2 (Planned Village) land use category via a Planned Development (PD).

The proposed text amendment would utilize the concept of blending that is currently provided for within the Urban Service Area and apply it to Planned Villages as outlined in the RP-2 land use category.

RECOMMENDATION:

There is no action required at this time. This item will come before the Planning Commission at a public hearing scheduled for April 11, 2016.

ATTACHMENTS:

Amendment summary and proposed text amendments to the Elements



Hillsborough County: CPA 16-04

Text Amendment to Future Land Use Element- Blending of RP-2 Category
Planning Commission Workshop March 14, 2016

TEXT AMENDMENT SUMMARY INFORMATION

Application type	Privately initiated
Proposed Text	Policy 33.2(a) Blending of Development Rights on RP-2 Designated Parcels of 160 acres or greater Two (2) non-contiguous parcels designated RP-2 that each are at least 160 acres or greater, may blend the density or intensity of those non-contiguous parcels across the entire project through one Planned Development (PD) zoning. Through the PD, both parcels shall function as separate planned villages with neighborhood and community commercial needs met. Collectively, both projects shall achieve 100% of the demand for land uses in the Table of Minimum Requirements for Planned Villages under the RP-2 land use designation.
Agency Review Comments	No comments at this time
Staff Planner	Tony Garcia, AICP
Staff Recommendation	TBD

EFFECT OF PROPOSED CHANGE

The proposed request would facilitate development of lands in the RP-2 category, consistent with the intent of associated policy 33.2.