Planned Villages

There are several areas of the County located outside the Urban Service Area (USA) boundary which continue to experience growth, but include a vision to balance growth with a rural character while providing improvements to supporting infrastructure and services. For Balm specifically, this statement seeks to align with the intent of the Balm Community Plan. These areas may be appropriate for development utilizing tools that incentivize rural and agricultural activities, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Residential Planned-2 (RP-2), that meet the Planned Villages intent are generally understood to permit greater than 1 unit per 5 gross acres with conditions. Areas that do not meet the Planned Villages policies in RP-2 are permitted for 1 unit per 5 gross acres, which is the base density, unless otherwise specified by existing zoning. Developments may achieve up to a maximum of 2 units per gross acre in the Balm Village Plan Area (per Policy 33.3) and a maximum of 3 units per gross acre in the North Village Plan Area (per Policy 33.4) where community benefits are provided, consistent with Policy 33.7. Up to 4 units per gross acre may be achieved in the North Village Plan Area with Transfer of Development Rights (TDRs). The capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer through payment of fees, construction of supporting infrastructure, or other development agreements.

Objective 33: The purpose of the RP-2 land use category is to discourage the sprawl of low density residential development into rural areas, to incentivize agricultural lands, and direct potentially incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). This Objective also recognizes the unique characteristics within selected portions of Hillsborough County and thereby establishes two sub-planning areas or Villages in RP-2 designated land outside the Urban Service Area. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas natural, cultural, and physical assets.

Policy 33.1. Development Intent

Development within the Planned Villages is intended to do the following:

- Preserve the rural character, encourage opportunities for continued agriculture;
- Offset biological and ecological impacts of new development;
- Maintain surface water quality and improve where possible;
- Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
- Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Balance housing with workplaces, jobs, retail and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
Policy 33.2: Establishment of Sub-Planning Areas and Villages

In response to ongoing development within southern Hillsborough County, a Balm Village Plan Area and North Village Plan has been designated for the Residential Planned (RP-2) land use category consistent with Map 33.1. The purpose is to guide development within the RP-2 designated lands for each specific area. The Balm Village Plan Area and North Village Plan Area maintain standards for development, further defined in Part 5.04.00 of the Land Development Code (LDC) regulations.

Map 33.1: RP-2 Sub Plan Designation Areas Map

The table below displays the amount of development allowable in the North Village Plan Area and the Balm Village Plan Area. More details are provided in Policy 33.3 and Policy 33.4.

<table>
<thead>
<tr>
<th>DENSITY</th>
<th>NORTH VILLAGE PLAN AREA</th>
<th>BALM VILLAGE PLAN AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Density</td>
<td>1 du/5 gross acres (unless more intense zoning district present)</td>
<td>1 du/5 gross acres (unless more intense zoning district present)</td>
</tr>
<tr>
<td>Max Density</td>
<td>5 Acres or greater 2 du/gross acre &lt;br&gt;• with design rules (planned villages and community benefits) from Part 5.04.00 of the LDC&lt;br&gt;• 40% or more open space &lt;br&gt;3 du/gross acre with additional community benefits, 4 du/gross acre with TDRs</td>
<td>Parcels with 160 acres or greater: 2 du/gross acre &lt;br&gt;• with design rules (planned villages and community benefits) from Part 5.04.00 of the LDC&lt;br&gt;• 40% or more open space &lt;br&gt;Parcels less than 160 acres &lt;br&gt;(aggregation can occur per Policy 33.3) &lt;br&gt;1 du/5 gross acres</td>
</tr>
</tbody>
</table>
Policy 33.3 Balm Village Plan Area

The Balm Community Plan, found in the Livable Communities Element of the Comprehensive Plan and Figure 23A (Balm Community Plan Concept Map), identify the vision and goals for this sub-planning area. To address these goals while balancing growth within the Balm Village Plan Area a two-tiered approach in the application of densities and intensities shall be applied for parcels (1) 160 acres or greater, and (2) less than 160 acres. The purpose is to promote development in a compact form providing for the rural character and preservation of open spaces as part of the development program. Each tier provides standards for development including provisions for residential development. In addition, to address the desired rural character of the area, the Balm Village Plan Area serves as a “sending area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions.

1. **Designated Parcels 160 Acres or Greater:** Developments that seek to develop up to 2 units per gross acre must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan or as defined in Section 5.04.00 of the LDC and establish this open space as conservation easement. Conservation easements must be in favor of, accepted and recorded by the Hillsborough County Board of County Commissioners. Open Space may include perimeter lots as defined in the LDC Planned Village Section 5.04.00 requirements. Community benefits are required in the RP-2 land use category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, commercial uses, preservation of open space, and the protection of the environment. The ability to obtain the maximum intensities and/or densities permitted is dependent on meeting the LDC Planned Village Section 5.04.00 requirements and the Planned Village concept described in Policies 33.5 to 33.10, except as noted in the zoning exceptions in Policy 33.5.

2. **Designated Parcels Less than 160 Acres:** To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 160 acres, properties must aggregate with adjacent properties to a total of 160 acres or greater and shall comply with Policy 33.3.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.4: North Village Plan Area

The ability to develop tracts of lands in the RP-2 land use category in the North Village Plan Area as shown on Map 33.1 may be accomplished at densities of up to 2 units per gross acre, if the development can be shown to meet the intent of the Planned Village concept described in this policy and to be consistent with Policies 33.5 – 33.10 except as noted in the zoning exceptions in Policy 33.5. A density of up to 3 units per gross acre is possible if the development provides community benefits at time of Planned Development (PD) rezoning consistent with Policy 33.7. As a “receiving area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions, up to 4 units per gross acre may be accomplished with Transfer of Development Rights (TDRs).

Developments that seek to develop up to 2 units per gross acre must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan or as defined in Section 5.04.00 of the LDC and establish this open space as a conservation easement. Conservation easements must be accepted and recorded by the Hillsborough County Board of County Commissioners.

Policy 33.5: Zoning Conformance Exception

Parcels within the RP-2 land use category shall not be subdivided into smaller parcels to avoid the RP-2 criteria and requirements applicable to larger parcels, except with the following:
Some parcels within the RP-2 land use category may carry a zoning district more intense and permit densities greater than 1du/5ga prior to the application of the RP-2 designation on a parcel. Siting for public facilities are not subject to density or intensity standards. Zoning granted prior to the adoption of these Planned Villages polices are considered conforming with the Plan and may develop in accordance with the applicable underlying zoning district as adopted. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.3. and 33.4.

Policy 33.6: Design Rules

Part 5.04.00 of the LDC includes design rules. These rules must be met for an applicant to receive density greater than 1 unit per 5 gross acres. The design rules include site plan principles related to form, mixture of housing types and lot sizes, buffering and screening, open space, and transportation (mobility).

Policy 33.7: Community Benefits and Services

In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be provided for parcels pursuant to Policy 33.3 and 33.4. The community benefits provide options for receiving density bonuses in compliance with Part 5.04.00 of the LDC.

- The Balm Village Plan Area may receive a maximum density of 2 dwelling units per gross acre, consistent with Policy 33.3, through the PD process for providing community benefits for parcels greater than 160 acres.
- The North Village Plan Area may receive a density increase up to 3 dwelling units per gross acre, consistent with Policy 33.4, through the PD process.

See below for a listing of the community benefits and in Part 5.04.00 of the LDC:

- Construct on-site or adjacent neighborhood commercial or agricultural businesses.
- Construct off-site regional commercial
- Construct multimodal connections
- Dedicate on-site land for town center or office uses or other residential support uses
- Provide a variety of housing types and styles. Variable lot sizes shall also be provided to break up repetitive lot sizes and homes.
- Additional open space, landscaping, buffering, land preservation for farming
- Utilize Conservation subdivision standards (found in the LDC)
- Establish trail connections
- Additional optional infrastructure funding and/or improvements
- Land dedication for community gardens, smaller farming lots, farmers markets, or related farming business opportunity
- Green/sustainable building patterns
- Rural architectural style or vernacular for buildings, including exterior wall materials
- Greater setbacks/open space/conservation adjacent to farmland or ELAPP land as a continuous connection (i.e. potential future wildlife connections).
- Require applicants of re-zonings containing 50 or more residential units to consult with the “School District of Hillsborough County” regarding potential school sites.

Policy 33.8: Community Connectivity

Achieving adequate road connectivity is a high priority in RP-2 designated areas. RP-2 projects shall be designed to the greatest extent possible to connect roadways and as deemed appropriate and necessary to facilitate the
development of Planned Villages by local reviewing agencies. Gates or other security measures that inhibit connectivity, vehicular or pedestrian, shall not be permitted. RP-2 properties shall designate future connectivity through the PD process to undeveloped RP-2 properties to promote interconnectivity between the properties and create internal connections.

To plan for the area, a multimodal mobility master plan shall be developed to identify existing roadways that need improvement and to identify a multimodal local street network that connects residential and future commercial nodes to focus future investments. These roadways are in addition to what is shown on the Hillsborough County Corridor Preservation Plan map of the Transportation Element of the Comprehensive Plan. Future development shall be consistent with the map.

**Policy 33.9: Wastewater/Water**

1. Developments within the RP-2 land use plan category shall be consistent with the utilities extension policies in the One Water Chapter of the Comprehensive Plan.

2. Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well site away from the parent parcel shall be allowed provided the parent parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in section 6.11.76, LDC not as Planned Developments.

**Policy 33.10: Capital improvements**

All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, fire, police, schools (with necessary transportation infrastructure to support a school use), parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County. These public facilities and services shall be provided prior to or concurrent with the development.

**Policy 33.11 School Sites**

Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites.