

**Hillsborough County
Florida**

Office of the County Administrator
Patricia G. Bean

BOARD OF COUNTY COMMISSIONERS


Brian Blair
Rose V. Ferlita
Ken Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

Assistant County Administrators
Carl S. Hamess
Manus J. O'Donnell

MEMORANDUM

DATE: November 6, 2008

TO: Hassan Halabi, Community Planner II
Hillsborough County City County Planning Commission

FROM:  Peter Aluotto, Director
Planning and Growth Management Department

SUBJECT: COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST CPA 09-05
Proposed Change of 27.9 Acres from Residential-1 to Proposed Rural Commercial
Land Use Category

The applicant requests and amendment to the Future Land Use Element (FLUE) map designation on 27.9 acres from Residential- 1(RES-1) to proposed new Rural Commercial (RC) Land Use Category. The property is located along Van Dyke Road, west of Gunn Highway, in the Keystone-Odessa Community Planning Area and in the Rural Area. Proposed companion amendment, CPA 09-04, would create a new land use category, Rural Commercial (RC).

This property is also the subject of CPA 08-11 which requests to amend the Future Land Use map designation on this property from Residential-1 (RES-1) to Neighborhood Mixed Use (NMU-3) land use category.

Planning and Growth Management offers the following comments:

The Keystone- Odessa Community Plan was developed through an extensive community process and established goals and strategies approved by the BOCC and adopted into the Comprehensive Plan. The proposed amendment conflicts with the adopted Keystone-Odessa Community Plan which stipulates a desire to retain a rural character and to not increase densities above one dwelling unit per five gross acres except where the current land use allows for higher densities. In addition, the Plan directs commercial growth to the intersection of Gunn Highway and North Mobley Road where an activity center is was expressly created for new commercial development.

As noted below, the proposed amendment would result in an additional 1,049 daily trips, 12 AM peak hour trips and 88 PM peak hour trips. The shopping center would generate approximately 62 PM peak hour passer-by trips. The overall net increase of the Shopping center would be an additional 26 PM Peak Hour trips.

Land Use	Daily Trips	AM Peak Hour	PM Peak Hour
Existing -25 DU's	239	19	25
30,000 sq. ft Shopping Center	1,288	31	113
	+ 1,049	+12	+88

Van Dyke Road in the vicinity of the proposed land use designation change is currently operating acceptably at LOS D and has available capacity. Gunn Highway from South Mobley Road to Van Dyke Road is currently operating acceptably at LOS F and will require intersection improvements to provide additional capacity. Gunn Highway from Van Dyke Road to Lutz Lake Fern Road is currently operating acceptably at LOS E and has adequate capacity to accommodate the additional traffic.

cc: Lucia Garsys, Planning and Infrastructure Administrator
Paula Harvey, Division Director, Planning & Growth Management
Robert Campbell, Division Director, Planning & Growth Management
Joseph Incorvia, Manage, Planning & Growth Management
Janet Mueller, Executive Planner, Planning & Growth Management