

Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

RECEIVED

2008 DEC -3 AM 9:47

HILLSBOROUGH COUNTY
PLANNING COMMISSION

ADMINISTRATORS
Eric R. Johnson
Michael S. Merrill
Manus J. O' Donnell
Edith M. Stewart


BOARD OF COUNTY COMMISSIONERS

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

MEMORANDUM

DATE: December 1, 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 an 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 for property located along Van Dyke Road, west of Gunn Highway. The property is 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 proposed change would allow up to a maximum of 110,000 square feet of neighborhood commercial uses or office development. Future Land Use designations on surrounding properties include Agricultural Rural 1/5 (AR 1/5) and Residential - 1 (RES-1).

The proposed amendment is contrary to the Keystone-Odessa Community Plan which was developed through an extensive community process and established goals and strategies approved by the BOCC and adopted into the Comprehensive Plan. The Plan stipulates a desire to retain a rural character and directs commercial growth to the intersection of Gunn Highway and North Mobley Road where an activity center was created for new commercial development.

Existing uses surrounding the 27.9 acre site include Keystone Park to the north and agricultural uses to the west and south. East of the property across Gunn Highway is County owned property planned as a trailhead for the extension of the Upper Tampa Bay Trail, a car wash and a bank. Southeast of the site is a shopping center. These retail uses are limited in depth to the area adjacent to Gunn Highway. An abandoned railroad (planned for the extension of the Upper Tampa Bay Trail) and County owned environmental area are located to the east of these uses.

As noted below, the proposed amendment would result in an additional 3,177 daily trips, 62 AM peak hour trips and 335 PM peak hour trips.

Land Use		Daily Trips	AM Peak Hour	PM Peak Hour
Existing	27 DU's	1,546	51	78
	30,000 Retail			
Proposed		4,723	113	413
	110,000 Retail			
		+ 3,177	+62	+335

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