



STAFF REPORT

First Cycle 2007 Plan Amendments

CPA 07-05 Future Land Use Map change.

Riverview Riverfront District

I. PROPOSED COMPREHENSIVE PLAN AMENDMENT

A. Description of Request

Request: A land use designation is proposed to change the following:

- 294.68 acres from Residential-4 (RES-4) plan category to Residential -2 (RES-2)
- 1084.69 acres from Residential-6 (RES-6) plan category to Residential-4 (RES-4)
- 104.49 acres from Residential-6 (RES-6) plan category to Suburban Mixed Use-6 (SMU-6)
- 403.99 acres from Suburban Mixed Use-6 (SMU-6) to Residential-4 (RES-4)
- 27.31 acres from Res-6 to Public/Quasi-Public

The subject property is located in the Gibsonton-Riverview Planning Area, and inside the Urban Service Area boundary line.

Development Impact: Currently, the riverfront district has future land use densities of RES-4 and RES-6 that exceed the existing neighborhood patterns. The proposed change will generally decrease the allowable density and intensity currently allowed along the Alafia River. Most residential areas will be decreased by 2 units per acre. Two specific locations will increase the density/intensity from RES-6 to SMU-6. One location is near US Hwy 41 and Alafia River the other is in the vicinity of the Riverview Civic Center (Downtown District). The Riverview Civic Center's land use will change from Res-6 to Public/Quasi-Public.

Location: The northern and southern banks of the Alafia River extending east from Tampa Bay to approximately 3 miles east of Highway 301. The area identified as the Riverfront District in the Riverview Community Plan.

B. Current and Proposed Future Land Use Categories

The potential impacts of proposed changes in the plan categories are illustrated in the chart below.

CPA 07-05	From Residential-4	To Residential-2
Acres= 294.68		
Maximum density	Up to a maximum of 4 dwelling units per gross acre.	Up to a maximum of 2 dwelling units per gross acre.
Development Potential	1,178 dwelling units	589 dwelling units
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use.	Residential, suburban-scale neighborhood commercial, office uses, multi-purpose uses. Non-residential uses shall meet established locational criteria for specific land use. Density bonuses may be considered under this category.
Maximum Floor Area Ratio or Square Feet	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense.	Up to 0.25 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. The retail commercial component of a project cannot exceed 110,000 square feet.

CPA 07-05	From Residential-6	To Residential-4
Acres: 1084.69		
Maximum density	Up to a maximum of 6 dwelling units per gross acre.	Up to a maximum of 4 dwelling units per gross acre.
Development Potential	6,508 dwelling units	4,338 dwelling units
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed use development. Nonresidential uses shall meet locational criteria for specific land use.	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use.
Maximum Floor Area Ratio or Square Feet	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000	Suburban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.25 FAR,

	sq. ft. or .25 FAR, whichever is less intense.	whichever is less intense.
CPA 07-05	From Residential-6	To Public/Quasi-Public
Acres: 27.31		
Maximum density	Up to a maximum of 6 dwelling units per gross acre.	Not applicable
Development Potential	163 dwelling units	0 dwelling units
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.	Major existing and programmed government owned facilities, and other public uses. This category also accommodates quasi-public uses such as private establishments generally available to the public for use; for example, churches, hospitals, schools, clubs, major (regional, district or community) recreation services and related uses, tourist attractions, and utility and transportation facilities.
Maximum Floor Area Ratio or Square Feet	Suburban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.	Public facilities and uses are located throughout the county. Intensities of future public uses shall be guided by the floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to insure compatibility with surrounding development.
CPA 07-05	From Suburban Mixed Use-6	To Residential-4
Acres=403.99		
Maximum density	Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the	Up to a maximum of 4 dwelling units per gross acre.

	preservation of the natural and scenic qualities of open lands.	
Development Potential	2,423 dwelling units	1,615 dwelling units
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use.
Maximum Floor Area Ratio or Square Feet	Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. Light industrial uses may achieve an FAR up to 0.50.	Suburban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
CPA 07-05	From Residential-6	To SMU-6
Acres: 104.49		
Maximum density	Up to a maximum of 6 dwelling units per gross acre.	Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space

		which ensures the preservation of the natural and scenic qualities of open lands.
Development Potential	626 dwelling units	626 dwelling units
Typical Uses	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use.	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.
Maximum Floor Area Ratio or Square Feet	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense.	Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. Light industrial uses may achieve an FAR up to 0.50.