

AMENDING THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT (FLUE)

Amending the 2030 Comprehensive Plan,
Future Land Use Element,
Table FLU 1.1.3



CITY COUNCIL AGENDA

FEBRUARY 20, 2020

An Ordinance of the City of New Port Richey, Florida amending the 2030 Comprehensive Plan, Future Land Use Element (FLUE); amending Table FLU 1.1.3., Future Land Use Categories and revising the Downtown, Downtown Core and Highway Commercial categories by modifying primary and secondary uses, increasing gross density through the conversion of floor area ratio and Transfer of Development Rights, creating an exception for public/semi-public uses, and making editorial corrections; providing for conflicts; providing for severability; and providing for an effective date.

TABLE FLU 1.1.3

FUTURE LAND USE MAP CATEGORIES

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Mixed Use Categories				
Downtown (D)	<ul style="list-style-type: none"> To encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural and recreation center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization and facilities. Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> Residential Transient <u>Public Accommodation</u> Office Retail Public/Semi-Public Recreation/Open Space <u>Parking lots and structures</u> 	<ul style="list-style-type: none"> Residential Equivalent¹ Urban Agriculture⁴ 	<ul style="list-style-type: none"> Residential: A range from 5.0-15.0 dwelling units per acre <u>without FAR conversion or TDR. Up to 24.0 dwelling units per acre allowed by converting 0.1 FAR to 0.75 DU per acre provided a minimum 0.1 FAR on the ground floor is established. Up to 25 du/ac with FAR conversion plus TDR.</u> Intensity: A range from 0.0-2.0 FAR. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. <u>Except for Public/Semi-public uses, sites</u> greater than 1.0 acre shall be required to incorporate a residential component. Residential developments shall include ground floor retail <u>commercial</u> uses.

DOWNTOWN FUTURE LAND USE MAP

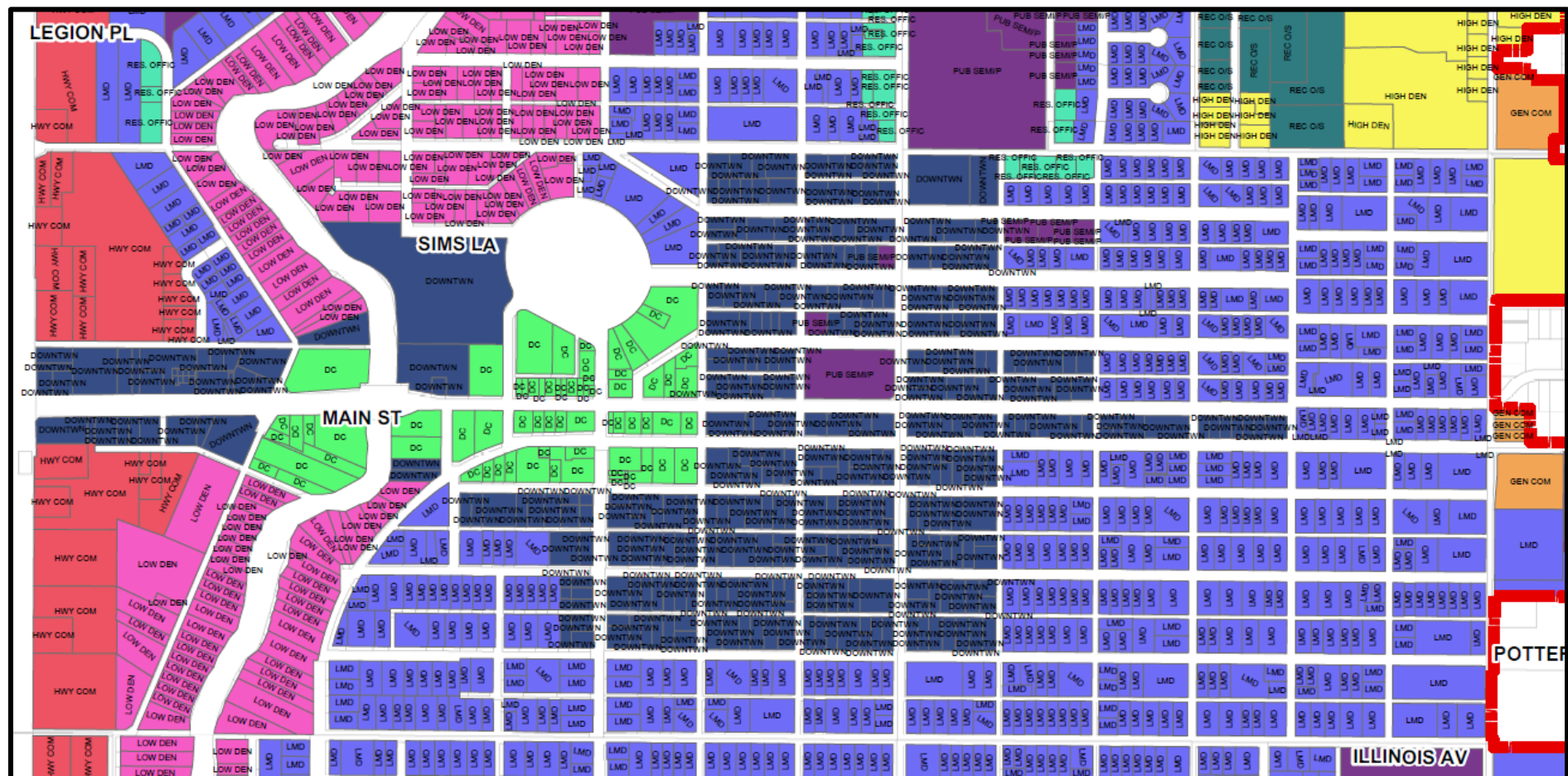


TABLE FLU 1.1.3

FUTURE LAND USE MAP CATEGORIES

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Mixed Use Categories				
Downtown Core (DC)	<ul style="list-style-type: none"> In addition to those purposes identified for the Downtown future land use category, the purpose of the Downtown Core category is to: Encourage the best use of the premium location and to strengthen the city's core. Provide for a critical mass of residential and non-residential uses that support a resilient and sustainable urban center. Provide a functional mix of downtown-appropriate development that offers a high-quality public realm with interesting places to live, work, and socialize. 	<ul style="list-style-type: none"> Residential Transient <u>Public Accommodation</u> Retail Service Office <u>Parking lots and structures</u> 	<ul style="list-style-type: none"> Public/Semi-Public Recreation/Open Space Residential Equivalent Urban Agriculture ⁴ 	<ul style="list-style-type: none"> Residential: <u>A range from 10-30.0 dwelling units per acre without conversion or TDR. Up to 40 dwelling units per acre allowed by converting 0.1 FAR to 1 DU per acre provide the ground floor is occupied by non-residential uses. Up to 50 du/ac with FAR conversion plus TDR.</u> Intensity: A range from 0.0-2.0 FAR Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Sites greater than 1.0 acre are required to incorporate a residential component. Ground floor retail uses are encouraged Sites located within the Coastal High Hazard Area may not include a residential component that is greater in density than allowed by the site's former land use designation unless development rights for the additional increment of density have been approved through the City's Coastal Transfer of Development Rights Program. Any increase in density exceeding that permitted by a site's existing zoning must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.

DOWNTOWN CORE (DC) FUTURE LAND USE MAP

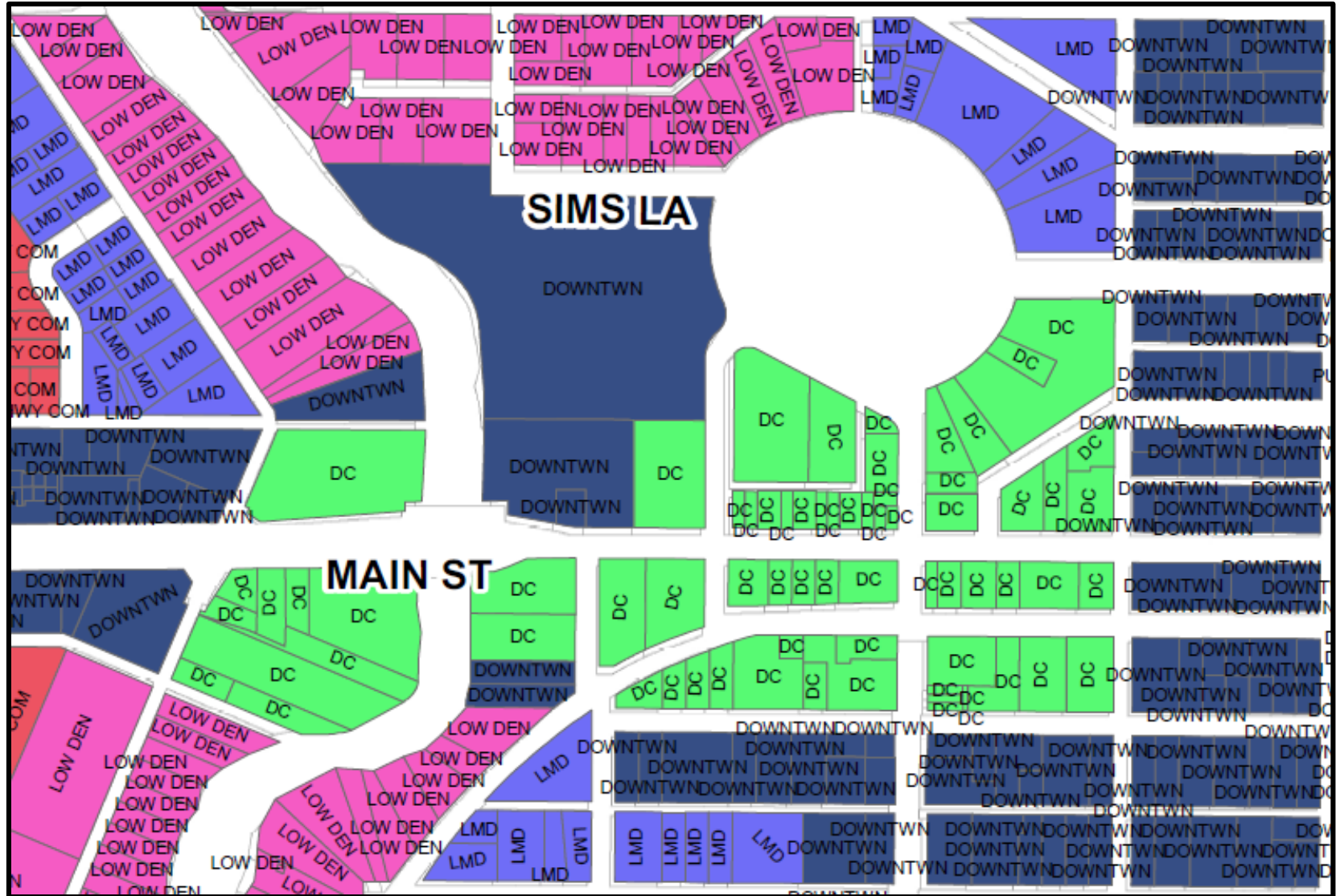


TABLE FLU 1.1.3

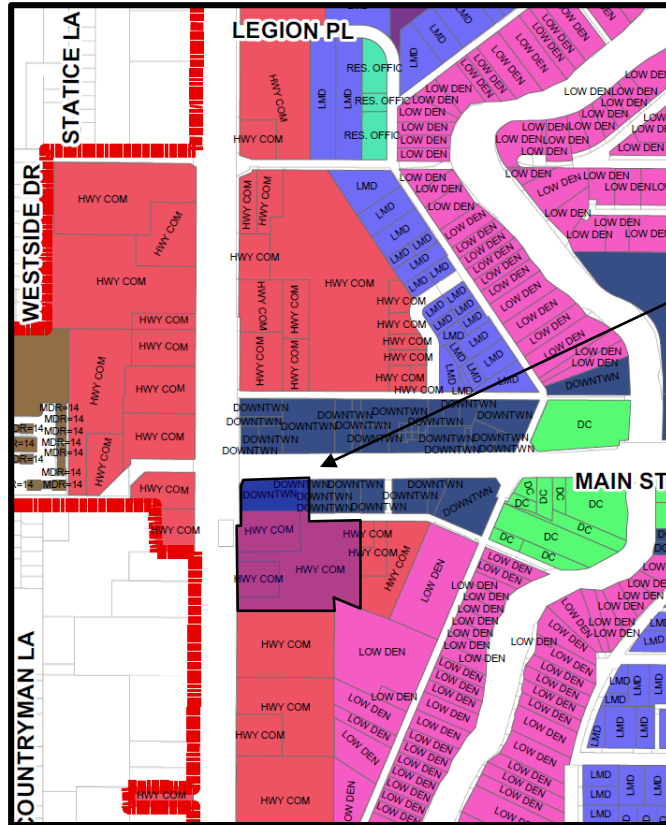
FUTURE LAND USE MAP CATEGORIES



FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Mixed Use Categories				
Highway Commercial (HC)	<ul style="list-style-type: none"> To designate areas suitable for heavy or intensive commercial uses along US 19. General commercial and office uses are also permitted. Due to the potential conflict between heavy or intensive commercial activity and residential development, residential uses are discouraged except in appropriate locations and in conjunction with a planned development district zoning <u>overlay</u>. While permitting intense commercial activity, the land use category also recognizes the importance of protecting abutting development of a less intense nature. 	<ul style="list-style-type: none"> Heavy Commercial General Commercial Office Transient <u>Public Accommodation</u> Wholesale/distribution and storage/warehouse Residential (if outside) <u>Public/semi-public</u> <u>Parking lots and structures</u> 	<ul style="list-style-type: none"> Public/semi-public Recreation/Open Space Research/development Small-scale light manufacturing/assembly Residential (with exceptions) ** Urban Agriculture ⁴ 	<ul style="list-style-type: none"> Maximum floor area ratio: 2.00. Maximum building height: 75 feet. Residential Equivalent: Maximum of 3.0 beds per residential density per acre. Transient Accommodation: Maximum of 25 units per acre Residential use: A range from 0.0 – 30.0 dwelling units per acre. ** Public/semi-public: Maximum of 3.0 acres; otherwise a Future Land Use Map amendment to the Public/semi-public category is required. Recreation and Open Space: No limitation as to size. Research/development, small-scale light manufacturing/assembly, storage/warehouse dependent on the relationship between the proposed use and the following: <ul style="list-style-type: none"> - Neighboring uses and the character of the commercial area in which it is to be located - Noise, solid waste, and air quality emission standards; - Hours <u>and days</u> of operation; - Traffic generation; and - Parking, loading, storage, and service provisions - In no case shall such use exceed 1.0 acre without requiring an amendment to the Industrial Future Land Use Category. <p>** The application of residential uses in the HC category within the CHHA shall be prohibited unless Coastal Transfer of Development Rights program density credits have been assigned by the City.</p>

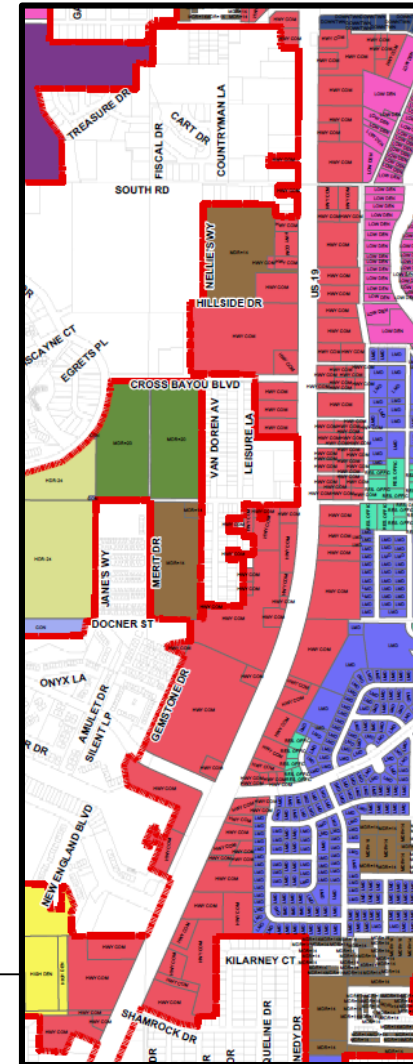
HIGHWAY COMMERCIAL (HC) FUTURE LAND USE MAP

North U.S. Highway 19
(North of Main Street)



Proposed
Keiser
University
Location

South U.S. Highway 19
(South of Main Street)



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Questions?

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AMENDING TABLE FLU 1.1.3



CITY OF NEW PORT RICHEY • DEVELOPMENT DEPARTMENT