

Gateway Hub

Intent: The Gateway Hub Land Use Classification is a mixed-use land use classification permitting corporate business parks, "targeted primary businesses," residential, and light industrial uses. Retail uses are limited to only those uses that support the primary businesses and residences. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

The Gateway Hub Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision and economic development goals by focusing development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified locations.

Special Provisions and Mix of Uses:

Residential Uses	Maximum Dwelling Units
Single Family	567
Single Family Estate	24
Multifamily	2,979
Live/Work	1,507
Total	5,077

Non-Residential Uses	Maximum Square Feet
Mixed Use	13,074,534 square feet
Employment Generators (Office/Light Industrial)	14,113,440 square feet
Total	27,187,974 square feet

(NOTE: At the time of DRC agenda preparation staff used units and maximum square feet. It is anticipated that these will be converted to Density/Intensity (FAR) for ease of implementation.)

- 1. Compatibility:** Compatibility shall be maintained by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods and uses from nonresidential areas. Specific design consideration shall be given to the Northeast Pasco Rural Area through gradual reduction of intensities and uses and minimization of visual and noise impacts on the Northeast Pasco Rural Area.
- 2. Comprehensive Conceptual Planning:** The Gateway Hub Conceptual Plan Figure FLU)is a general depiction of the arrangement of uses on site. Development projects shall be consistent with the Conceptual Plan.
- 3. Development Phasing:** Development of the phases of the Gateway Hub shall be timed to ensure that required facility capacity is available concurrent with the demands in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.

4. **Access within the Development:** The Gateway Hub shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities. Sidewalks, cross-access easements, connected parking lots, and other similar means of providing full internal access shall be required.
5. **Conservation:** The Gateway Hub is required to provide protection of the Category I wetlands and required to provide an inventory of all onsite wetlands.

Guiding Principles:

1. **Development Intensities:** The criteria for establishing appropriate intensities and densities within a specific area of the site will be established at the time of zoning and will include compatibility with surrounding existing and planned uses, adequacy of existing and programmed public services and facilities, economic-development, and consistency with the Comprehensive Plan.
2. **Compatibility of Uses:** The Gateway Hub will provide for a wide mix of land uses intended to achieve functional compatibility through appropriate and complimentary uses consistent with sound design principles. External compatibility with the adjacent Northeast Pasco Rural Area shall be achieved through appropriate buffering and “stepping down” of intensities to respect the minimize visual and noise impacts.
3. **Design Principles:** The overall design shall establish a framework that provides for connectivity and walkability between uses/parcels, efficient traffic circulation and maximum internal capture and creates a pedestrian friendly, human scale environment, building a sense of place and community.
4. **Design principles including neighborhood context, connectivity, public realm improvements and site development standards.** New development shall be compact, mixed-use, and pedestrian friendly.
 - **Compact development** will be used to support pedestrian access.
 - **Walkability-** Pedestrian trips should be short and easily access daily uses and needs. Sidewalks will be interconnected with the street network.
 - **Mixed-Uses** will be used to support a variety of housing, services and employment choices. Mixed-use developments will have patterns of compact blocks that form well-connected networks to encourage walking, reduce the number and length of automobile trips, and conserve energy.
 - **Active streetfront** are encouraged to be designed to accommodate significant pedestrian activity and create streets which are safe, comfortable and interesting to the pedestrian.
 - **Placemaking-** unique and promote a sense of place with well designed public spaces and amenity areas. Integrate pedestrian plazas, and other amenities that will enhance the pedestrian environment.