



PD Modification Application: PRS 21-0360

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: August 10, 2021

1.0 APPLICATION SUMMARY

Applicant: Bricklemyer Law Group, P.L.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 4 AC

Community Plan Area: Riverview

Overlay: None

Request: Minor Modification to PD



Existing Approvals:

The PD 20-0182 has recently being modified as MM 21-0312. The PD is currently approved for 33,192 square feet of Commercial Neighborhood (CN) uses, excluding convenience store with gas pumps, restaurants with drive through facilities, car wash facilities, gas stations and sexually oriented businesses. . A phased-in turn lane has also been approved by MM 21-0312.

Proposed Modification(s):

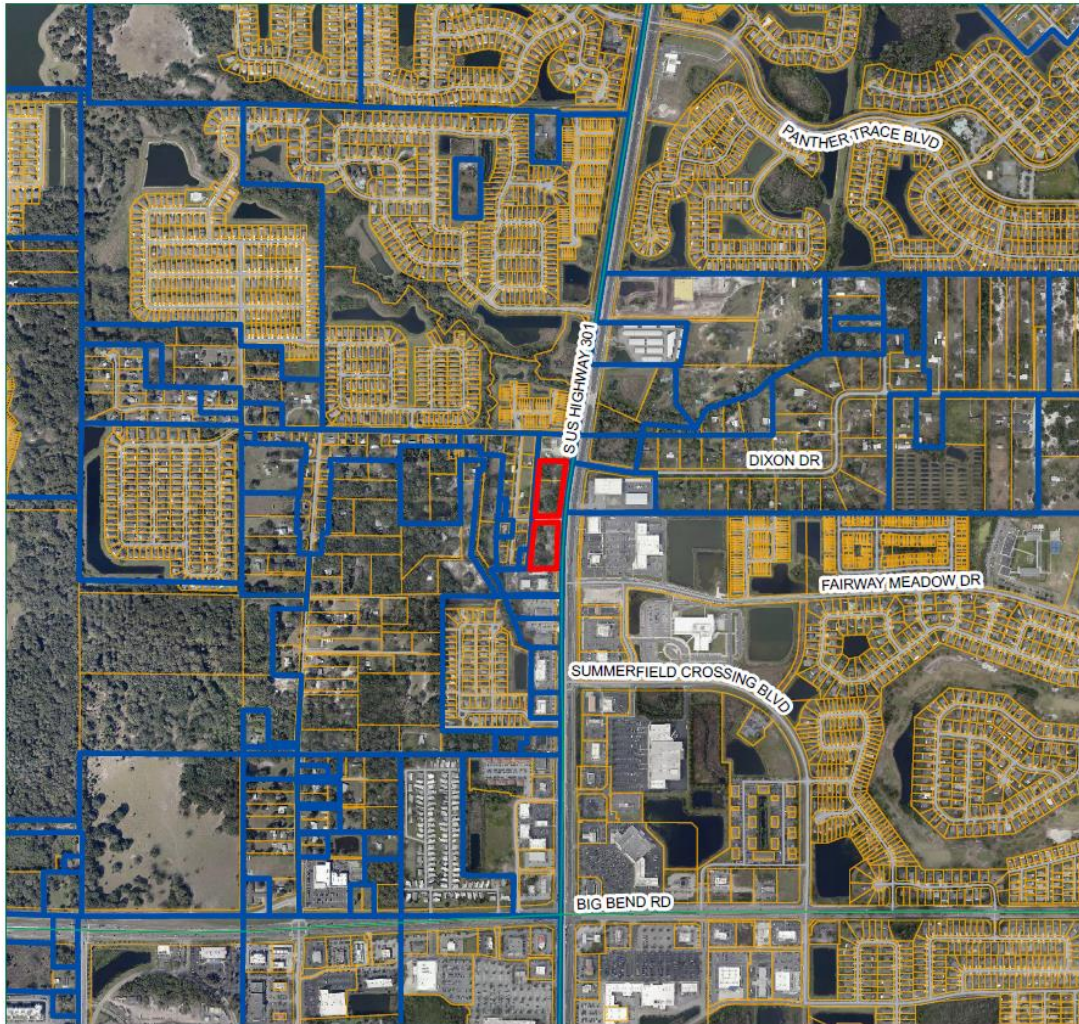
The applicant is requesting to modify condition 4.1 to provide that the design standard of a pitched roof applies to office buildings and not commercial buildings. Additionally, the applicant requests the southbound right turn lane can be phased. However, a phased in turn lane on US 301 onto Stelling Dr. has already been approved by MM 21-0312.

Additional Information:

PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



**General Aerial
 Zoning Map
 PRS 21-0360**

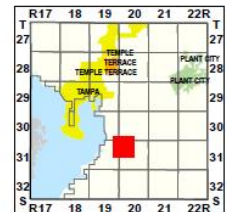
Folio: 77486.0000,
 77486.0100, 77489.0000

- Application Site
- Zoning Boundary
- Parcels



0 850 1,700
 Feet

STR: 7-31-20, 8-31-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 02/19/2021 Path: G:\ZONING\GIS\Date\Zoning-Area.apr

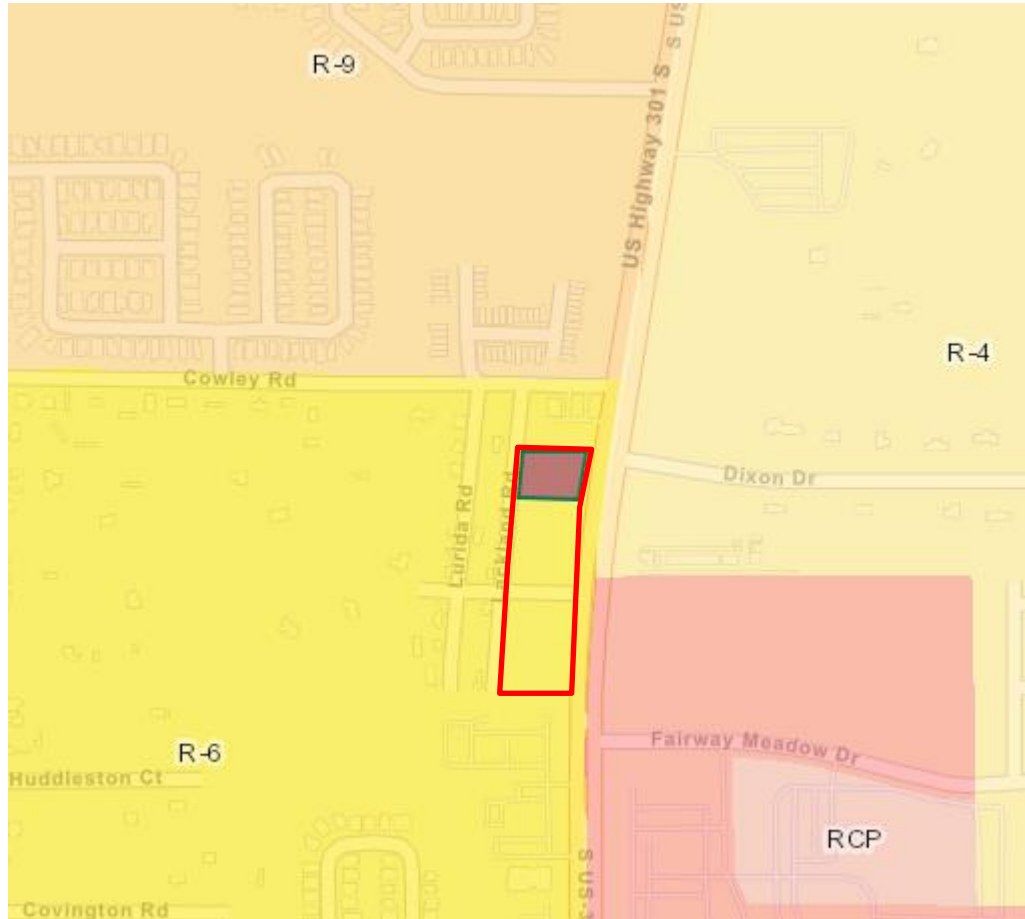
Context of Surrounding Area:

The site is located on a commercial corridor in the Riverview community. Property to the north is zoned CN and is occupied by a gas station, a convenience store and a food truck. Properties to the west are zoned RSC-6, and RSC-9 (MH), which feature vacant land and single-family residential development. The site is separated from the RSC-6 and RSC-9 (MH) parcels by a developed right-of way of approximately 50 feet in width.

To the east of the site is US Highway 301, and the Summerfield development permitting office and commercial uses along the corridor. Several properties within the area zoned PD 14-0759, PD 98-0896, 81-0889A and CG allow for CG uses. Those properties have been developed with mini warehouses, personal services, retail, shopping centers, restaurants. Additionally, the adjacent property zoned PD 18-0174 allows for a full service carwash, a permitted use in the CG zoning.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 DU/GA, 0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose, mixed-use development

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

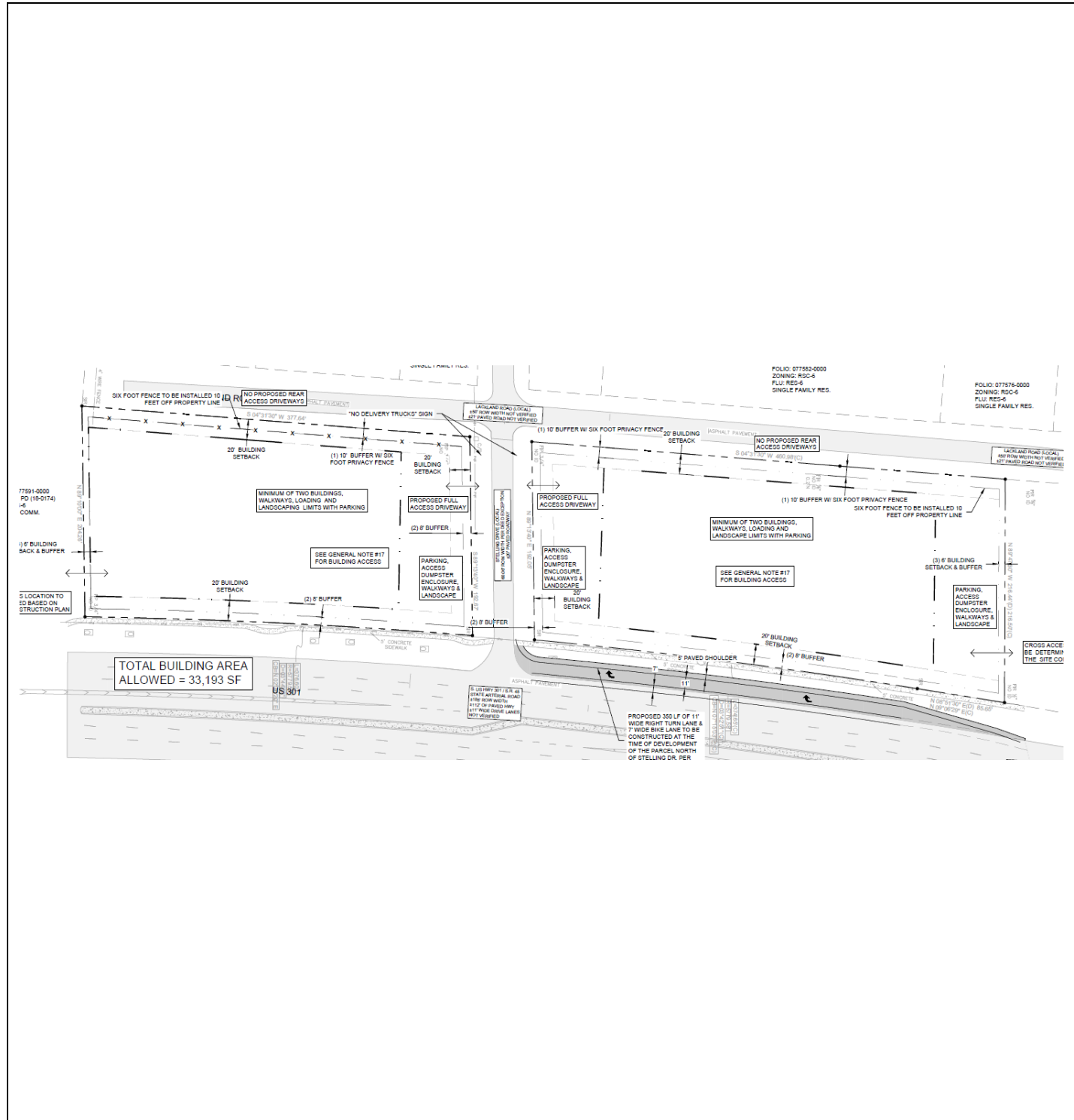


Adjacent Zonings and Uses

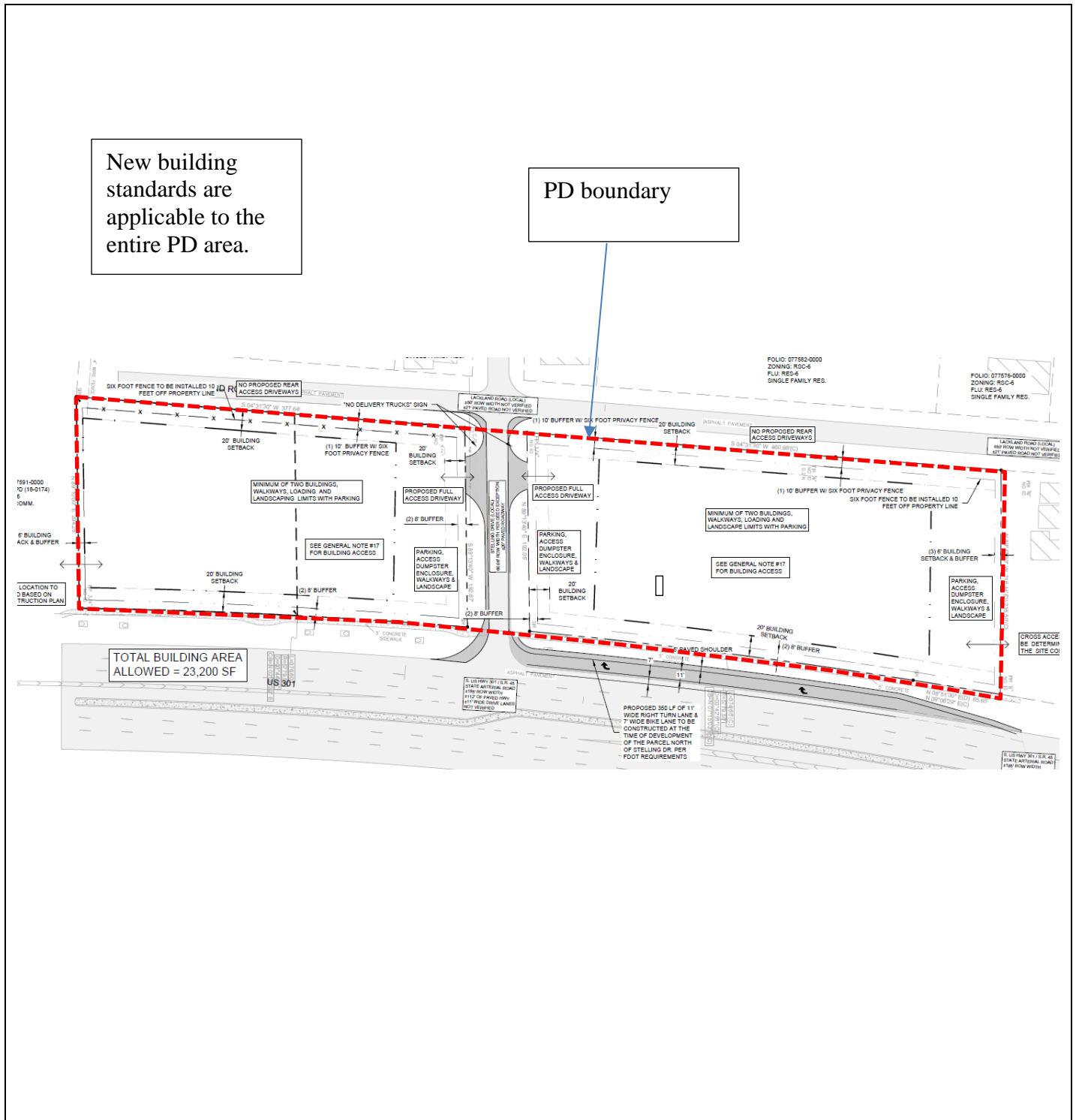
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN-R	0.20 FAR	CN uses	convenience store with gas pumps.
South	PD 18-0174	0.20 FAR	CN uses	Commercial plaza and car wash
East	PD/ 301 Hwy ROW	0.57 FAR	Commercial	Commercial
West	RSC-6, RSC-9 (MH)	6 and 9 DU/AC	Single Family residential, conventional	Single Family residential, conventional

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



New building standards are applicable to the entire PD area.

PD boundary

TOTAL BUILDING AREA ALLOWED = 23,200 SF

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	County Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/1)			

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)			
Gen Office (Per 1,000 s.f.) Mobility: \$5,374 Fire: \$158	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$8,580 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$877.00 Fire: \$34	
Auto Repair (per 1,000 s.f.) Mobility: \$7,508 Fire: \$313			

Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission</p> <p><input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Inconsistent</p> <p><input type="checkbox"/> Consistent</p> <p><input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Planning Commission staff found request inconsistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. The proposal to eliminate the architectural design of the pitched roof would be in conflict with the Comprehensive Plan compatibility and locational criteria policies, community design standards and with the Riverview Community district-specific design guidelines and standards.

Staff finds the proposed request to be compatible with the surrounding area. The design standard of a pitched roof applied only to office buildings only will not result in a greater impact on the adjacent residential lots. The existing conditions include enhanced architectural design standards concerning façade design, exterior wall finish and enhanced building design features, which will remain and will apply to all structures. Furthermore, for commercial structures which typically place mechanical equipment on top of the roof, LDC Section 6.06.06.C.9 requires the screening of rooftop mechanical equipment with use of a parapet wall or false façade that is an integral part of the structure. Staff finds that the existing conditions and applicable Land Development Code regulations continue to provide for an enhanced/compatible building design and, therefore, the removal of the pitched roof requirement for commercial structures will have little effect on the general character of the subject site.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 19, 2021.

1. Development shall be limited to uses permitted in the CN zoning district, excluding the following uses:

- Convenience stores with gas pumps,
- Restaurants with drive-thru facilities,
- Car wash facilities
- Gas stations, and
- Sexually oriented businesses.

1.1 No drive-thru facilities shall be permitted.

1.2 Minor auto repair (neighborhood) uses shall be limited to the hours of 8:00am – 8:00pm, 7 days a week.

2. Development shall be in accordance with the following standards:

Minimum Lot Size: 10,000 square feet

Minimum Width: 75 feet

Maximum F.A.R.: 0.20

Maximum Building Area: 33,192 square feet

Minimum front yard setback: 20 feet*

Maximum building height: 35 feet**, one single story

Maximum Building Coverage: 20%

*20 feet front setback shall be provided along US 301 Highway, Stelling Drive, and Lackland Road property lines.

Minimum front setbacks for dumpsters shall be 20 feet.

**An additional 2-foot setback for every 1 foot over 20 feet in height shall be provided.

3. Buffering and screening requirements shall be as follows:

3.1 A 6 feet height fence shall be located 10 feet from the PD boundaries, along Lackland Road except where pedestrian access is required.

3.2 A 6-foot buffer shall be provided along the northern and southern PD boundaries, as depicted on the general site plan.

3.3 An 8-foot buffer shall be provided along the eastern PD boundary. Screening along US 301 Highway shall be as follows:

- Cluster of three understory trees or palms 30 feet apart
- A single row of two-foot-high hedge that can reach three feet in 2 years;
- Remainder of buffer will be landscaped with ground cover.

3.4 Screening along Lackland Road shall be as follows:

- Evergreen plants, at the time of planting shall be three (3) feet in height;
- A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper and are spaced not more than 15 feet apart.
- Evergreen ground cover over the remainder of the buffer.

4. The following design standards shall apply for office and commercial buildings where visible from the

right-of-way or residentially zoned properties:

4.1 The roof shall have a minimum pitch of three to twelve (3/12) and a maximum pitch of eight to twelve (8/12). This condition shall apply for the office buildings only.

4.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

4.3 Buildings shall incorporate design features shown below. At least two of the following design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise indicated: dormers, parapets, steeples, and cupolas, intersecting roof lines shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters or horizontal banding.

4.4 At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

5. Parking areas along the US Highway 301 frontage shall be limited to a maximum of two rows. Remaining parking areas shall be located next to or behind the buildings.

6. Delivery trucks shall exit the site and head eastbound towards US Hwy 301 S. from the Stelling Dr. driveways proposed. No delivery trucks shall be allowed westbound movements onto Lackland Rd. from Stelling Dr.

7. The site shall be allowed one access connection on the north side of Stelling Drive and one access connection on the south side of Stelling Drive.

8. The applicant shall improve Stelling Drive, between U.S. Highway 301 and Lackland Road, to current County standards as a TS-3 (nonresidential subtype) local urban roadway.

Concurrent with the initial increment of development, the developer shall improve Stelling Drive, between U.S. Highway 301 and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway or TS-7 local rural roadway.

9. The developer shall construct a minimum 5-foot wide sidewalk on both sides of Stelling Drive.

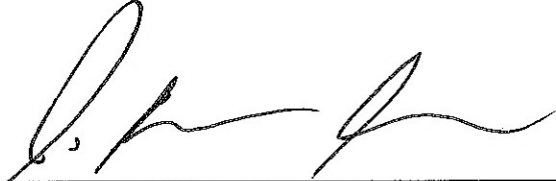
10. The developer shall construct a 5-foot wide sidewalk along its property frontage on Lackland Road and up to Cowley Road.

11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries.

12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

13. The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff.

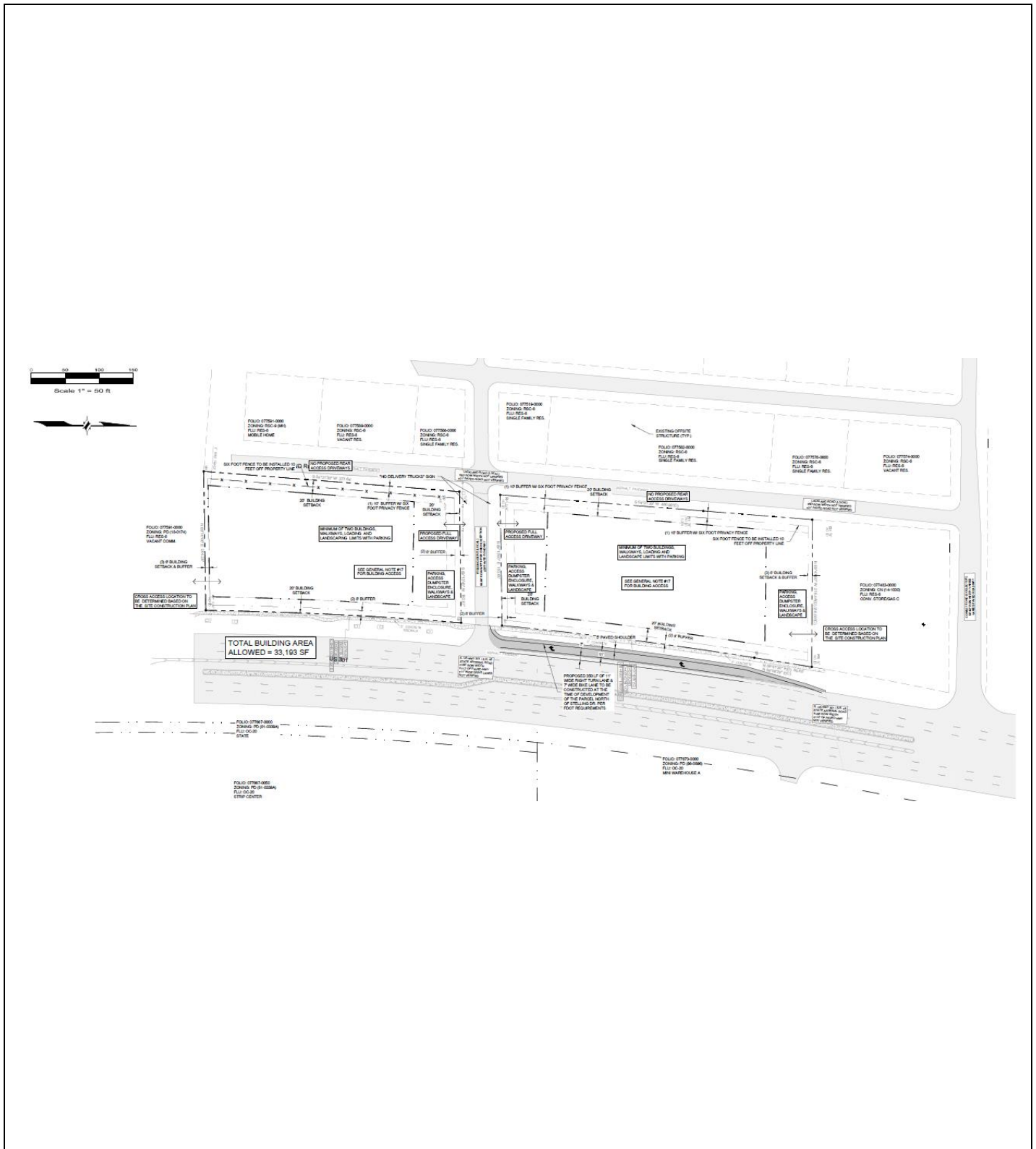
14. Notwithstanding anything herein or on the PD site plan to the contrary, and where permitted by the LDC and/or the Transportation Technical Manual, construction of required cross-access stubouts and sidewalks may be phased such that their construction is required concurrent with the area within which development is occurring (e.g. when development occurs within the area north of Stelling Dr., the sidewalks and cross-access stubouts north of Stelling Dr. shall be constructed).

<p>Zoning Administrator Sign Off:</p>	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

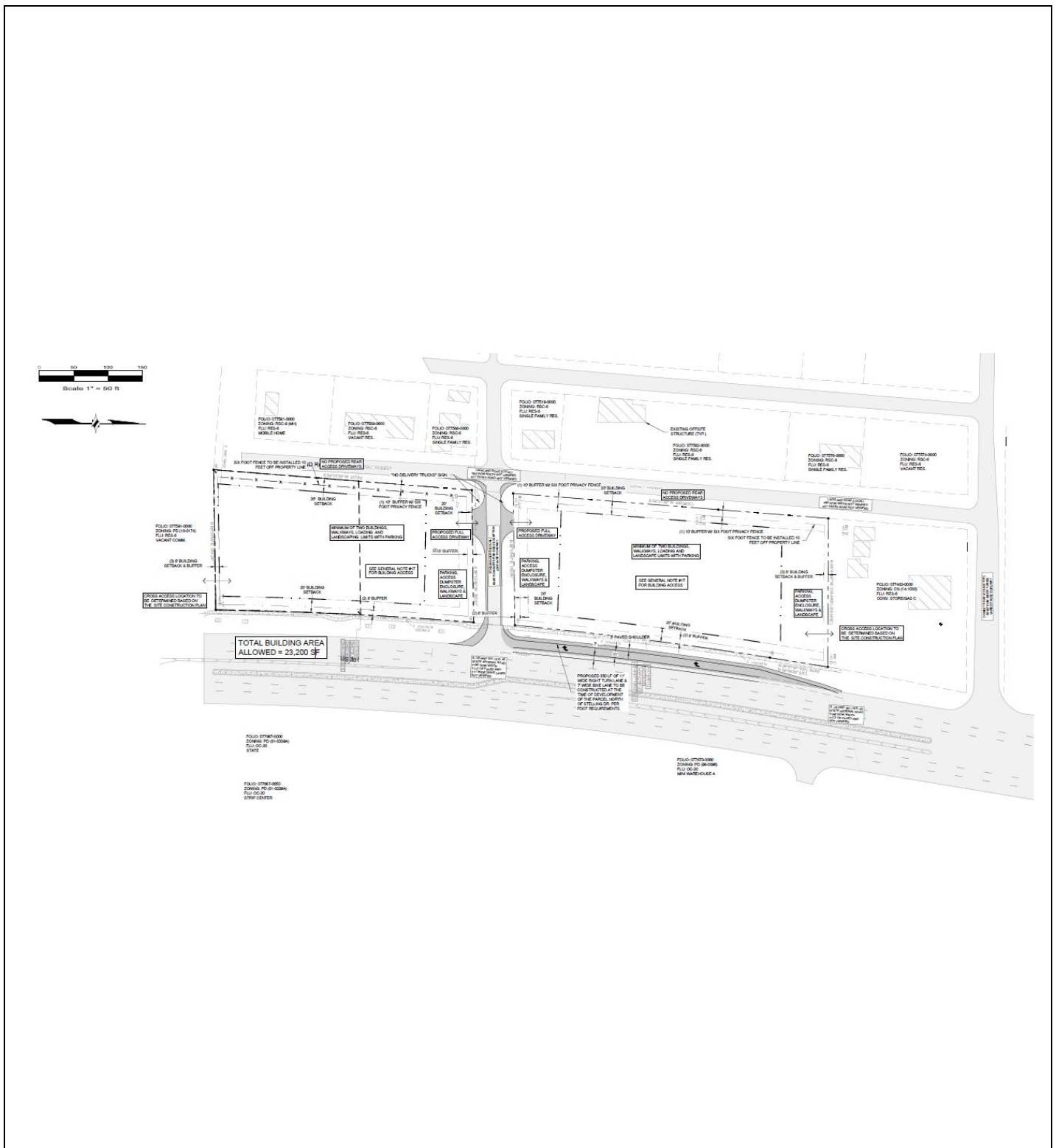
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 27, 2021.

1. Development shall be limited to uses permitted in the CN zoning district, excluding the following uses:

- Convenience stores with gas pumps,
- Restaurants with drive-thru facilities,
- Car wash facilities
- Gas stations, and
- Sexually oriented businesses.

1.1 No drive-thru facilities shall be permitted.

1.2 Minor auto repair (neighborhood) uses shall be limited to the hours of 8:00am – 8:00pm, 7 days a week.

2. Development shall be in accordance with the following standards:

Minimum Lot Size:	10,000 square feet
Minimum Width:	75 feet
Maximum F.A.R.:	0.20
Maximum Building Area:	33,192 square feet
Minimum front yard setback:	20 feet*
Maximum building height:	35 feet**, one single story
Maximum Building Coverage:	20%

*20 feet front setback shall be provided along US 301 Highway, Stelling Drive, and Lackland Road property lines.

Minimum front setbacks for dumpsters shall be 20 feet.

**An additional 2-foot setback for every 1 foot over 20 feet in height shall be provided.

3. Buffering and screening requirements shall be as follows:

3.1 A 6 feet height fence shall be located 10 feet from the PD boundaries, along Lackland Road except where pedestrian access is required.

3.2 A 6-foot buffer shall be provided along the northern and southern PD boundaries, as depicted on the general site plan.

3.3 An 8-foot buffer shall be provided along the eastern PD boundary. Screening along US 301 Highway shall be as follows:

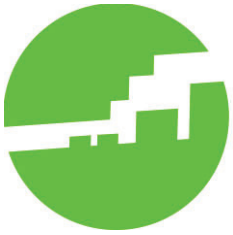
- Cluster of three understory trees or palms 30 feet apart
- A single row of two-foot-high hedge that can reach three feet in 2 years;
- Remainder of buffer will be landscaped with ground cover

- 3.4 Screening along Lackland Road shall be as follows:
- Evergreen plants, at the time of planting shall be three (3) feet in height;
 - A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 15 feet apart.
 - Evergreen ground cover over the remainder of the buffer.
4. The following design standards shall apply for office and commercial buildings where visible from the right-of-way or residentially zoned properties:
- 4.1 The roof shall have a minimum pitch of three to twelve (3/12) and a maximum pitch of eight to twelve (8/12).
- 4.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.
- 4.3 Buildings shall incorporate design features shown below. At least two of the following design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise indicated: dormers, parapets, steeples, and cupolas, intersecting roof lines shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters or horizontal banding.
- 4.4 At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.
5. Parking areas along the US Highway 301 frontage shall be limited to a maximum of two rows. Remaining parking areas shall be located next to or behind the buildings.
6. Delivery trucks shall exit the site and head eastbound towards US Hwy 301 S. from the Stelling Dr. driveways proposed. No delivery trucks shall be allowed westbound movements onto Lackland Rd. from Stelling Dr.
7. The site shall be allowed one access connection on the north side of Stelling Drive and one access connection on the south side of Stelling Drive.
8. The applicant shall improve Stelling Drive, between U.S. Highway 301 and Lackland Road, to current County standards as a TS-3 (nonresidential subtype) local urban roadway.
9. The developer shall construct a minimum 5-foot wide sidewalk on both sides of Stelling Drive.
10. The developer shall construct a 5-foot wide sidewalk along its property frontage on Lackland Road and up to Cowley Road.
11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries.

12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff.



AGENCY COMMENTS



**Hillsborough County
City-County
Planning Commission**

Memorandum

July 26 ,2021

To: Brian Grady, Development Services Department

From: Yeneka Mills, Hillsborough County City-County Planning Commission

RE:PRS 21-0360

The applicant is requesting a Personal Appearance/Minor Modification (PRS) to PD 20-0182. The request is to revise condition 4.1 to provide that the design of the pitched roof applies to office buildings and not to commercial buildings within the development, as well as the allowance for the south bound right turn lane to be phased as per FDOT.

The request has been found **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. Not only was Planning Commission staff's recommendation of the waiver to Locational Criteria heavily based on the applicant providing a compatible development that was in character with the surrounding development pattern, additionally the vision of the Riverview Community plan and other policies within the Comprehensive Plan encourage the protection of established neighborhoods through compatible design. The proposal to eliminate the architectural design of the pitched roof would be in direct conflict with compatibility policies. The following Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* apply to this Personal Appearance/Minor Modification request (PRS 21-0360) and are used as a basis for an inconsistency finding:

FUTURE LAND USE ELEMENT

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale.*
- c) *requiring buffer areas and screening devices between unlike land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Livable Communities Element: Riverview Community Plan

Goal 1 *Achieve better design and densities that are compatible with Riverview's vision.*

- *Develop Riverview district-specific design guidelines and standards.*

The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.

- *Mixed Use-Commercial-Residential*
- *Incorporate traditional neighborhood development (TND) and Crime Prevention through Environmental Design (CPTED) techniques and principles in design standards.*
- *Develop visually pleasing sign standards that prohibit pole signs and require monument signs. It also is the desire of the community to limit or keep out any additional billboard signs.*
- *Avoid "strip" development patterns for commercial uses.*
- *Enhance the ability to walk or bike between adjoining commercial areas.*
- *Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.*
- *Promote diversity in housing type and style to counter generic subdivision look.*
- *Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.*
- *Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.*

If you have any questions regarding these comments or need further information, please contact me at (813) 547-4373.



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813- 272-5940
601 E Kennedy Blvd
18th Floor
Tampa, FL, 33602

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/29/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV/ South

PETITION NO: PRS 21-0360

- This agency has no comment.
- This agency has no objection.
- This agency has no objection, subject to the conditions proposed herein below.
- This agency objects for the reasons listed below.

NEW CONDITION OF APPROVAL

All previous transportation conditions shall carry-forward. In addition, the staff (and the applicant) requests addition of the following new condition:

1. The developer shall construct a southbound to westbound right-turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT), and may be phased at the discretion of FDOT staff.

REQUEST SUMMARY AND CONCLUSIONS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to Planned Development (PD) #20-0182, consisting of three parcels totaling +/- 3.81 ac. The applicant is seeking to add one transportation related PD condition (regarding a turn lane on US 301 being required by FDOT) and a second, non-transportation related condition. The PD is currently approved for Commercial Neighborhood (CN) uses, excluding convenience stores with gas pumps, restaurants with drive-thru facilities, car wash facilities, gas stations and sexually oriented businesses. The proposed changes will have no impact on the maximum trip generation potential of the subject PD.

The FDOT is requiring that applicant construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. The applicant has requested a condition memorializing the required improvement in a way which will allow the determination of turn lane phasing to be made at the discretion of FDOT staff.

Transportation Review Section Staff has no objection to the proposed rezoning, subject to the additional condition proposed hereinabove.

LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	Peak Hour Directional LOS
Big Bend Rd.	Balm Rd.	Rhodine Rd.	C

Source: 2019 Hillsborough County Level of Service (LOS) Report.

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 4/13/2021</p> <p>PETITION NO.: 21-0360</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: Yanezm@epchc.org</p>	<p>COMMENT DATE: 3/11/2021</p> <p>PROPERTY ADDRESS: Northwest and Southwest corner of US 301 Hwy & Stelling Dr</p> <p>FOLIO #: 0774860000, 0774860100, 0774890000</p> <p>STR: 07-31S-20E</p>
<p>REQUESTED ZONING: Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A - Aerial Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

my/mst

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PD21-0360 REVIEWED BY: Randy Rochelle DATE: 2/16/2021

FOLIO NO.: 77486.0000 plus Multiple More

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 16 inch water main exists (adjacent to the site), (approximately 160 feet from the site) and is located within the east Right-of-Way of S. US Highway 301.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 20 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the west Right-of-Way of S. US Highway 301.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.