

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 30, 2020.

1. The project shall be permitted a maximum of 57 single-family conventional dwelling units.
2. Development standards for the project shall be as follows:

Lots adjacent to Gallagher Road:

Minimum lot size:	1 acre
Minimum lot width:	150 feet
Front Yard Setback:	50 feet
Side Yard Setback:	15 feet
Rear Yard Setback:	50 feet
Maximum Building Height:	35 feet, 2 stories

All other lots:

Minimum lot size:	21,780 square feet
Minimum lot width:	100 feet
Front Yard Setback:	25 feet
Side Yard Setback:	10 feet
Rear Yard Setback:	25 feet
Maximum Building Height:	35 feet, 2 stories

3. Buffering and screening shall be in accordance with LDC Section 6.06.06. Community Gathering Places shall be in accordance with LDC Section. 6.02.18.
4. Notwithstanding anything herein or shown on the PD plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
5. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 “Design standards and Improvement Requirements”, interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
6. The developer shall construct a northbound left turn lane at the project entrance on Gallagher Road at the intersection with Creek Chase Drive.
7. As shown on the site plan, the developer shall provide a cross access stub out to the west property for future connectivity.
8. If the zoning is approved, the following Design Exception for Gallagher Road shall be approved, as found approvable by the County Engineer (dated March 25, 2020). The following deviations in this design exception include:
  - a. Maintain at least two 10-foot wide travel lanes.
  - b. Construct a 5-foot wide sidewalk on the west side of Gallagher Road along all property frontage.

- c. Construct 6-foot wide shoulders, 4-foot wide paved and 2-foot wide unpaved along the property frontage from the proposed project access across from Creel Chase Drive south to the northern radius of Gore Road.
  - d. Allowed the reduction to the width of the open drainage as per TS-7 in TTM.
9. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed wetland impacts are not approved by this rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as “EPC Wetland Line”, and the wetland must be labeled as “Wetland Conservation Area” pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. If the notes and/or graphics 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 the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
14. The Development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.