



SUBMITTAL SUMMARY REPORT PL ZoneChg-000142-2025

PLAN NAME:	Katirae Zoning Change	LOCATION:	2303 NW 145TH ST CITRA,
APPLICATION DATE:	12/16/2025	PARCEL:	06836-001-01
DESCRIPTION:	requesting zone change portion of B2 to A1 to be consistent with land use.		

CONTACTS	NAME	COMPANY
Applicant	Michelle katirae	
Owner	Michelle katirae	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	12/18/2025	01/06/2026	01/12/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/06/2026	12/30/2025	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/06/2026	01/12/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/06/2026	12/18/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	01/06/2026	12/19/2025	Informational
Comments	[INFO] Land use/zoning information: (1) Rural Land (RL) designation; (2) within Farmland Preservation Area (FPA); (3) Secondary Springs Protection Zone			
	Although less than 10 acres, the subject property currently contains A-1 portion. Staff notes the subject property had previously been composed of multiple parcels created through court order. Analysis should therefore consider that the subject property could potentially be eligible for division back into court-order parcels.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/06/2026	12/19/2025	Informational
Comments	no comments			
OCE Property Management (Plans) (Office of the County Engineer)		01/06/2026	01/06/2026	Informational
Comments	ROW is not a reviewer for this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/06/2026	12/30/2025	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 & B-2 to A-1. Parcel# 06836-001-01 is 3.26 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.			
OCE Survey (Plans) (Office of the County Engineer)		01/06/2026	12/18/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/06/2026	12/18/2025	Approved
Utilities (Plans) (Utilities)	Heather Proctor	01/06/2026	01/07/2026	Approved
Comments	Marion County Utilities has no comment on the proposed zoning change for Parcel 06836-001-01. The parcel is within the Marion County Utilities service area but is currently outside the connection distance to public water and sewer. The closest water and sewer infrastructure is more than six (6) miles away.			
	The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.			