

Development Review Comments Letter

7/10/2025 8:43:01 AM

RICHARD D TAYLOR
ZO ZONING CHANGE #32904

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A - NO REVIEW NECESSARY	INFO	911
2	Rezoning (non-PUD)	N/A	INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to B-2. Parcel# 1470-002-005 is currently zoned R-1 and is a total of 2.38 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.	INFO	ENGDRN
4	Rezoning (non-PUD)	6/19/25 - Traffic study for this application is required. Current zoning limits permitted uses to very low volume generators during typical weekdays. The proposed zoning could reasonably yield 1,897 daily trips, 44 AM peak HR trips and 175 PM peak HR trips.	INFO	ENGTRF
5	Rezoning (non-PUD)	Approved	INFO	FRMSH
6	Rezoning (non-PUD)	n/a	INFO	LSCAPE
7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR
10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR
12	Rezoning (non-PUD)	It is unclear what is meant by the statement "makes conforming." There is only one B-2 zoned lot between NW 12th Ave and NW 8th Ave, and it is currently occupied by a church	INFO	UTIL

ATTACHMENT B

		<p>Parcel 1470-002-005 is located within the Marion County Utility Service Area. Sewer service is immediately available. Any proposed use other than a single-family residence will be required to connect to sewer force main and install a private lift station / grinder pump. Water infrastructure is approximately 1,300 feet away. Connection distance will be calculated with new development. Any new dwelling or structure constructed on the parcel will require capacity charges to be calculated. Parcel is located within the Primary Springs Protection Zone and inside the Urban Growth Boundary.</p>		
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