

Development Review Comments Letter

BERNASOL RICHARD

ZO ZONING CHANGE #31103

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A No review for 911 necessary.	INFO	911
2	Rezoning (non-PUD)		INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to B-5. Parcel# 41489-000-00 is currently zoned A-1 and is a total of 5.39 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 impervious coverage.	INFO	ENGDRN

Attachment B

ID	DESCRIPTION	REMARK	STATUS	DEPT
4	Rezoning (non-PUD)	Recommend denial. B-5 zoning allows for any type of commercial development including very high traffic generating uses like a shopping center. No detailed traffic information has been provided even though it is now required with any re-zoning, so a detailed analysis can't be provided. However, the change from A-1 zoning to B-5 zoning will significantly increase the traffic generating potential from this site. This site is also located along CR 484 which is a high speed arterial roadway and will require another commercial driveway to be placed in close proximity to other driveways and nearby approved commercial properties. There is also no proposal for mixed use or cross access which would help reduce the use of the arterial roadway. So, local traffic between this and neighboring developments will have to use CR 484, increasing the impacts to this high speed arterial roadway. There appears to be plenty of undeveloped B-4 and B-5 land to the east and west of this site. Perhaps those areas should be allowed to develop first before adding more potential traffic to an arterial roadway.	INFO	ENGTRF
5	Rezoning (non-PUD)	No Comments	INFO	ENRAA
6	Rezoning (non-PUD)	Approved	INFO	FRMSH
7	Rezoning (non-PUD)	No tree removal prior to Development Review Site Plan approval	INFO	LSCAPE
8	Rezoning (non-PUD)	PROPOSED CONDITION - Marion County Utilities service area with available sewer force main within ~6000LF and water main within ~2700LF. Connection requirements cannot be established with the site plan proposed; commercial connection is determined by business type. DO NOT	INFO	UTIL

Attachment B

		ASSUME well & septic will be permitted if changes approved. Subject to connection requirements in accordance with LDC 6.14.2, which would require extensive offsite main extensions at developer's expense.		
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