

# Development Review Comments Letter

6/5/2025 10:45:16 AM

**ASHLEY & BRANDON WINTER**  
**ZO ZONING CHANGE #32800**

| ID | DESCRIPTION                                | REMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STATUS | DEPT   |
|----|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|
| 1  | Rezoning (non-PUD)                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INFO   | 911    |
| 2  | Rezoning (non-PUD)                         | Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to R-4. Parcel# 4988-001-001 is currently zoned R-1 & R-4 and is a total of 0.93 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 |
| 3  | Rezoning (non-PUD)                         | 5/16/25 – APPROVED: There are no traffic-related concerns for the stated intended use of placing a manufactured home.                                                                                                                                                                                                                                                                                                                                            | INFO   | ENGTRF |
| 4  | Rezoning (non-PUD)                         | Approved                                                                                                                                                                                                                                                                                                                                                                                                                                                         | INFO   | FRMSH  |
| 5  | Rezoning (non-PUD)                         | no comment                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INFO   | LSCAPE |
| 6  | IS COMPATIBLE WITH SURROUNDING USES        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INFO   | LUCURR |
| 7  | IS CONSISTENT WITH COMP PLAN               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INFO   | LUCURR |
| 8  | FUTURE LAND USE DESIGNATION CORRECT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INFO   | LUCURR |
| 9  | Rezoning (non-PUD)                         | The review will be conducted at the time of the reporting process.                                                                                                                                                                                                                                                                                                                                                                                               | INFO   | LUCURR |
| 10 | WILL NOT BE ADVERSE TO THE PUBLIC INTEREST |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | INFO   | LUCURR |
| 11 | Rezoning (non-PUD)                         | Parcel 4988-001-001 is located within the Marion County Utility service area and will be required to connect to Marion County Water, available on SE 162nd Place. Sewer is not available within connection distance at this time. Due to the irregular shape of the lot, please account for a potentially longer-than-usual plumbing run from the meter box to the proposed manufactured home.                                                                   | INFO   | UTIL   |

## ATTACHMENT B

|    |                    |                                                                    |      |      |
|----|--------------------|--------------------------------------------------------------------|------|------|
| 12 | Rezoning (non-PUD) | The review will be conducted at the time of the reporting process. | INFO | ZONE |
|----|--------------------|--------------------------------------------------------------------|------|------|