

Development Review Comments Letter

1/7/2025 2:57:20 PM

ASHLEY AND BRIAN PEDROZA
ZO SUP #32326

Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	NA - NO REVIEW FOR 9-1-1 MANAGEMENT NECESSARY	INFO	911	
2	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of horse/cattle related transportation services. Parcel # 13091-000-00 is currently zoned A-1 and is 10 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 3,737 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
3	Special Use Permit	Approved	INFO	FRMSH	
4	Special Use Permit	DRC site plan approval required prior to property development	INFO	LSCAPE	
5	Special Use Permit	CONDITIONALLY APPROVED - With regard to Finding of Facts Page 2, Note #4 RE: utilities. The closest water main is ~1,000 feet and the closest sewer main is ~1,230 feet. Connection (by developer-funded extension) may be required. MCU strongly recommends working with its Development Review division to calculate the proposed combined connection distance between the office (more info is needed), the existing house, and the stable before pursuing this concept plan. MAKE NO PRESUMPTION of remaining on existing well and septic if approved without MCU confirmation of water and wastewater conditions.	INFO	UTIL	
6	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE	