

Development Review Comments Letter

4/25/2025 10:03:40 AM

PATRICIA WALTER
ZO ZONING CHANGE #32603

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	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 A-1, B-2, & B-5 to RAC. Parcel# 31717-000-01 is currently zoned A-1, B-2, & B-5 and is a total of 16.36 acres in size. There is a FEMA Special Flood Hazard Area and 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)	The RAC zoning allows for a number of heavy traffic generating uses which are already allowed by the current zoning. There are no significant traffic issues with the change from the existing zoning to the RAC zoning. Any development of this site will have to provide a Traffic Impact Analysis at the time of development and will also have to comply with access management standards.	INFO	ENGTRF	
5	Rezoning (non-PUD)	N/A	INFO	FRMSH	
6	Rezoning (non-PUD)	1. Property is heavily wooded, tree mitigation should be considered 2. No tree removal or underbrushing prior to DRC site plan approval	INFO	LSCAPE	
7	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	

ATTACHMENT C

8	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
10	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
11	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
12	Rezoning (non-PUD)	Parcel 31717-000-01 is located within the Marion County Utility service area. Currently this parcel is outside connection distance for water and sewer. Over 25,000 feet from MCU water. Any future development requiring utility connections will be reviewed upon submission of the site plan or utility plan. No fee(s) for this review.	INFO	UTIL	
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	