

Development Review Comments Letter

520 NE 82ND TERRACE LLC

ZO Zoning Change #32868

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A - NO REVIEW NECESSARY	INFO	911
2	Rezoning (non-PUD)	Well will need to be regulated as public water. Please apply for well permit through the Department of Health in Marion County.	INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 & B-5 to B4. Parcel# 44812-000-00 is zoned A-1 & B-5 while parcel 44812-001-00 is zoned B-5 and both are collectively 7.78 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, parcel 44812-000-00 currently has 30,102 SF of impervious coverage while parcel 44812-001-00 currently has 1,573 SF of impervious coverage. This site will be subject to a Major Site Plan when either parcel's existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Rezoning (non-PUD)	6/13/25 RECOMMEND DENIAL – Both properties are outside of the urban growth boundary with a future land use of Rural Activity Center. The existing A-1 zoning allows one single-family home (15 daily trips and 1 peak hour trip) or a 10,000 square foot veterinary clinic/hospital (215 daily trips and 41 peak hour trips). The	INFO	ENGTRF

ATTACHMENT B

		existing B-4 & B-5 zoning with RAC land use allows a maximum of 61,900 square feet of commercial (5,849 daily trips and 559 peak hour trips). Therefore, the maximum trip generation for the existing zoning and land use is 6,064 daily trips and 600 peak hour trips.		
5	Special Use Permit	N/A	INFO	FRMSH
6	Special Use Permit	No tree removal prior to DRC site plan approval	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	Parcels 44812-000-00 and 44812-001-00 are located within the Marion County Utilities service area but are outside the required connection distance. The closest Marion County utilities are over 4 miles away. These parcels are situated outside of the Urban Growth Boundary and within the Secondary Springs Protection Zone. They are not associated with a platted neighborhood.	INFO	UTIL
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE