

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
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