

Development Review Comments Letter

**GIFFORD ROBERT
ZO ZONING CHANGE #31613**

ID	DESCRIPTION	REMARK	STATUS	DEPT
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 B-4 to RC-1. Parcel# 08465-001-03 is currently zoned B-4 and is a total of 2.45 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
4	Rezoning (non-PUD)	there are no traffic concerns with this request	INFO	ENGTRF
5	Rezoning (non-PUD)	No Comments.	INFO	ENRAA
6	Rezoning (non-PUD)	Approved	INFO	FRMSH
7	Rezoning (non-PUD)	1. Property was heavily wooded and cleared without permit after 8/2023. 2. No tree removal prior to DRC site plan approval	INFO	LSCAPE
8	Rezoning (non-PUD)	APPROVED - MCU service area but outside connection distance to closest water/sewer at this time. Connection required within 365 days' notice of availability.	INFO	UTIL