

# Development Review Comments Letter

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**KATELYN & JUSTIN KARDELL**  
**ZO ZONING CHANGE #32661**

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 B-1 to R-1. Parcel# 1507-004-000 is currently zoned B-1 and is a total of 0.51 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 35% lot coverage (7,775 sf).	INFO	ENGDRN	
4	Rezoning (non-PUD)	4/9/25 - Conditional Approval: No direct access to NE Jacksonville Rd to be permitted.	INFO	ENGTRF	
5	Rezoning (non-PUD)	No Issue with Fire	INFO	FRMSH	
6	Rezoning (non-PUD)	no comments	INFO	LSCAPE	
7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	

# ATTACHMENT B - DRC Comments

11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
12	Rezoning (non-PUD)	Parcel 1507-004-000 is located within the Marion County Utility (MCU) service area; however, it is outside the standard connection distance for the proposed residential use. The nearest available MCU water main is located over 3,700 feet from the parcel.	INFO	UTIL	
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	