

Development Review Comments Letter

**RACETRAC - SPARR - CONCEPT PLAN
ZO ZONING CHANGE #30679**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)		INFO	DOH
2	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to RC-1. Parcel# 07263-000-00 is currently zoned A-1 and is a total of 38.62 acres in size. There are Flood Prone Areas on the east and west sides of 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 impervious coverage.	INFO	ENGDRN

Attachment B

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3	Rezoning (non-PUD)	<p>The traffic study has not been reviewed and approved. The study must be submitted separately for review to ensure all the proper reviewers are included on the review. The application states that the land area under consideration is 11 acres but the application appears to include the entire parcel and not a simply a portion of parcel 07263-000-00. Any rezoning needs to only apply to the 11 acres needed for the convenience store. Allowing the entire parcel to be zoned for RC-1 could allow a host of other high traffic generating commercial uses to come onto the site with no coordinated plan to address the traffic impacts. It should also be noted that there appears to be plenty of undeveloped commercially zoned land in this area including a large area of the parcel on the north side of CR 329. These existing commercial areas should be developed first before adding new commercial areas and increasing the potential for high traffic generating developments in this rural area.</p>	INFO	ENGTRF
4	Rezoning (non-PUD)	No comments	INFO	ENRAA
5	Rezoning (non-PUD)	<p>Fire Review conditionally approved for a Zone Change. Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.</p>	INFO	FRMSH
6	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE
7	Rezoning (non-PUD)	<p>APPROVED - Marion County Utilities' service area but outside connection distance to closest water/sewer at this time. Defer to DOH for onsite water/wastewater conditions. Shall connect to public utilities within 365 days' notice of availability.</p>	INFO	UTIL