

Development Review Comments Letter

4/11/2024 12:55:59 PM

COMP PLAN SMALL SCALE MAP AMENDMENT #31196

| ID | DESCRIPTION | REMARK | STATUS | DEPT | APPLICANT RESPONSE |
|----|-------------------------------------|---|--------|--------|--------------------|
| 1 | Comp Plan Small Scale Map Amendment | N/A | INFO | 911 | |
| 2 | Comp Plan Small Scale Map Amendment | Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the change the compatibility of zoning requirements for adjoining/neighborhood properties and future commercial use.. Please ensure LDC 6.13 is met with the Improvement Plans. | INFO | ENGDRN | |
| 3 | Comp Plan Small Scale Map Amendment | Recommend Denial - No traffic information has been provided. A Traffic Impact Analysis is required for all Comprehensive Plan Amendments per Section 2.3.2.C(1)g. Changing the land use from Rural Lands to Commercial will significantly increase the traffic generating potential from this approximately 8 acre site. Under the proposed land use, a shopping center could be developed on this site. A shopping center on this site could generate approximately 8173 daily trips and 781 peak hour trips. The intersection of US 301 at CR 42 is already experiences some congestion. There are already multiple large commercial parcels in this area that have gone undeveloped. It does not appear as though there is significant demand in this area for additional commercial land increasing the potential for significant amounts of traffic. | INFO | ENGTRF | |
| 4 | Comp Plan Small Scale Map Amendment | No comments | INFO | ENRAA | |

Attachment B

| ID | DESCRIPTION | REMARK | STATUS | DEPT | APPLICANT RESPONSE |
|----|-------------------------------------|---|--------|--------|--------------------|
| 5 | Comp Plan Small Scale Map Amendment | Approved | INFO | FRMSH | |
| 6 | Comp Plan Small Scale Map Amendment | no comment | INFO | LSCAPE | |
| 7 | Comp Plan Small Scale Map Amendment | <p>PROPOSED CONDITION - **NOTE TO APPLICANT** as application only states this change is for PA#48378-000-00 only, these conditions will be different than the proposed zoning change under AR 31198 - the parcel 48378-000-00 is within Marion County Utilities' service area. ON ITS OWN, there is available water ~190 feet from the closest property corner, and available sewer forcemain ~365 feet from the closest property corner. ANY development on this parcel (not in conjunction, or if not combined with 48378-001-00) will trigger a connection, by developer-funded extension of the water & sewer mains. Sewer must reach at least the property corner; water must be extended to the full property frontage for an expected total distance of ~1500 feet. Developer strongly cautioned to evaluate all offsite & onsite costs (connection to a sewer main requires an onsite pump station/grinder pump to meet the needs of the development), plus the cost of bringing the sewer main across S US Hwy 301.</p> | INFO | UTIL | |