

**Development Review
Comments Letter**

1/20/2025 5:07:15
PM

**MOORE THOMAS R
ZO ZONING CHANGE #32242**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A - 911 REVIEW NOT REQUIRED	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 A-1 to RAC. Parcel# 13002-000-00 is currently zoned A-1 and is a total of 23.62 acres in size. There is a Flood Prone Areas on the southern property line. Per the MCPA, this parcel currently has 10,531 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)	The proposal to increase to change the landuse and zoning from Rural Agrilculture to Rural Activity Center has the potential to allow for a very significant amount of new traffic to be generated from this site. The RAC land use and zoning allows for varying tyupes of commercial activity. The traffic statement provided indicates that if this parcel is developed to the fullest extent allowed under the RAC uses, it could generate over 1000 peak hour trips and over 13,000 daily trips. However, the traffic generated from the proposed use will not be very significant. It is also unclear why a RAC land use and zoning are needed for the Nursery. Nurseries, both retail and wholesale are allowed in rural	INFO	ENGTRF

ATTACHMENT C - DRC Comments

		agriculture areas. In addition, there is a significant amount of undeveloped land within the existing RAC and this will add significantly more land to the existing RAC.		
5	Rezoning (non-PUD)	Approved for zone change. Depending on the AG Building sales size and construction. Fire Department water supply maybe required.	INFO	FRMSH
6	Rezoning (non-PUD)	no tree removal prior to DRC site plan approval	INFO	LSCAPE
7	Rezoning (non-PUD)	APPROVED - MCU service area but outside connection distance to closest public water/sewer at this time. Shall connect within 365 days' notice of availability.	INFO	UTIL
8	Rezoning (non-PUD)	The review will be conducted during the report process.	INFO	ZONE