

Development Review Comments Letter

6/20/2025 2:27:44 PM

JOHN RAINS ESTATE

COMP PLAN SMALL SCALE MAP AMENDMENT #32748

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	Park will need to have an amendment to the RV Park permit through the Department of Health in Marion County. Central Sewer/Central Water	INFO	DOH	
3	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the future land use to commercial for an RV park expansion. Stormwater has no objections to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN	
4	Comp Plan Small Scale Map Amendment	6/11/24 - CONDITIONAL APPROVAL – Property is located outside of the urban growth boundary. Proposed rezoning would add another 43 max peak HR trips to the existing RV park. A level of service analysis was provided with the land use amendment application. The analysis showed that less than 7% of the capacity on US 441 remains available in the background condition. Approval is recommended upon the condition of the Developer’s Agreement restricting use to an RV Park only.	INFO	ENGTRF	
5	Comp Plan Small Scale Map Amendment	N/A	INFO	FRMSH	
6	Comp Plan Small Scale Map Amendment	no comments	INFO	LSCAPE	
7	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Comp Plan Small Scale Map Amendment	Parcel 45984-000-00; Project is located within Marion County Utilities’ service area; expansion of the adjacent “Sunkissed RV” parcel 46055-000-00 will add to its water and sewer service capacity,	INFO	UTIL	

		connected through a master meter. Development of this parcel for additional RVs will require ownership pay additional capacity charges for the expansion when the property is permitted through Growth Services. Capacity charges can be estimated through Development Review at time of Site Plan submittal if requested. Any water or wastewater lines as part of this development will remain under private ownership as MCU's responsibility ends at the property line where the master meter is.			
9	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE	