

# Development Review Comments Letter

4/8/2024 1:04:10 PM

## CHI OCALA 2 PROPERTIES LLC COMP PLAN SMALL SCALE MAP AMENDMENT #31235

| 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 zoning and the future land use. Stormwater has no objections to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.  | INFO   | ENGDRN |                    |
| 3  | Comp Plan Small Scale Map Amendment | RECOMMEND DENIAL - A traffic impact analysis was not provided as required by Section 2.3.2.C(3) (h) of the Land Development Code and by the latest version of the Marion County Traffic Methodology Guidelines. A traffic review of the application can't be completed without the required Traffic Impact Analysis. However, converting this parcel from Low Density Residential to Commercial will significantly increase the trip generating potential from this site which will have only one access point. The access will also need to be located on the eastern property line and restricted to right-in/right-out unless the driveway can be placed directly across from NW 73rd Terrace. | INFO   | ENGTRF |                    |
| 4  | Comp Plan Small Scale Map Amendment | This parcel is part of the NW 80th Ave. and W. Hwy. 40 intersection project. On October 25, 2022, we sent the offer packet via certified mail, displaying ROW and TCE needed for the project. Prior to approval, we will need ROW dedication and TCE.   | NO     | ENRAA  |                    |

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|---|-------------------------------------|---|------|--------|--|
|   |                                     | For any additional questions, please contact Angi Rosario at 352-671-8686.  |      |        |  |
| 5 | Comp Plan Small Scale Map Amendment | Approved  | INFO | FRMSH  |  |
| 6 | Comp Plan Small Scale Map Amendment | no comments   | INFO | LSCAPE |  |
| 7 | Comp Plan Small Scale Map Amendment | MCU service area but outside connection distance to closest public water/sewer mains; shall be allowed to connect to the City of Ocala which has mains at W HWY 40. Proof of connection to the CoO will be required of MCU Permitting when any building(s) are permitted to clear MCU's review. | INFO | UTIL   |  |