

Development Review Comments Letter

8/8/2024 2:23:19 PM

US 441 DEVELOPMENT LLC ZO ZONING CHANGE #31705

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	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 B-2 to B-5. Parcel# 36862-000-00 is currently zoned B-2 and is a total of 2.54 acres in size. There is a Flood Prone Areas on the property. Per the MCPA, this parcel currently has 20,826 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)	6/26/24-Defer to Growth	INFO	ENGIN	
5	Rezoning (non-PUD)	There are no traffic concerns with this request.	INFO	ENGTRF	
6	Rezoning (non-PUD)	Approved	INFO	FRMSH	
7	Rezoning (non-PUD)	Will screening buffers be required on both streets?	INFO	LSCAPE	
8	Rezoning (non-PUD)	DEFER TO City of Belleview Utilities to determine if any utility connections will be required when the project is developed. Evidence of (a) availability and connection or (b) no services available will be required by MCU Permitting at time of review. Developer urged to find out if the COB has available water/sewer to serve based on Code connection requirements. If services are not immediately available, water and/or sewer extensions may be required at developer's expense.	INFO	UTIL	