

Development Review Comments Letter

10/3/2025 3:13:32 PM

**TRACTOR SUPPLY CO - 8600, 103RD STREET SQUARE PLAZA
ZO SUP #33305**

Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	INFO	911	
2	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of having an outdoor display area and a propane tank. Parcel # 35013-002-00 is currently zoned B-2 and is 6.69 acres in size. There is a FEMA Flood Zone and a County Flood Prone Area on this site. Per the MCPA, this site currently has 191,491 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
3	Special Use Permit	There are no traffic concerns with allowing outdoor storage and display areas.	INFO	ENGTRF	
4	Special Use Permit	Approved	INFO	FRMSH	
5	Special Use Permit	no comments	INFO	LSCAPE	
6	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
7	Special Use Permit	Parcel 35013-002-00 is located within the Marion County Utilities service area and is currently served by a community well and private waste water system. AR#32925 proposes to change the utility provider to MCU and update the water and waste water infrastructure. The Special Use Permit for outdoor storage does not alter the building's flows or use. MCU has no comment. This parcel is within the Urban Growth Boundary and outside of the Primary Springs Protection Zone.	INFO	UTIL	
8	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE	