

Development Review Comments Letter

9/5/2025 4:28:54 PM

MAROVICH KEVIN & BARBARA
ZO SUP #33156

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	N/A	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of having large farm animals + selling agricultural products. Parcel # 36142-000-00 is currently zoned R-1 and is 11.78 acres in size. There is a County Flood Prone Area on this site. Per the MCPA, this site currently has 16,759 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
4	Special Use Permit	There are no traffic concerns with this request to allow farm animals in R-1 zoning. However, if the intent is to allow for commercial sales, a site plan shall be required. A traffic impact analysis may be needed if commercial sales are conducted onsite. The SUP shall limit the number of driveway connections onto S Magnolia Avenue to a single driveway. If commercial sales are conducted on site, that driveway shall meet the criteria for a commercial driveway.	INFO	ENGTRF
5	Special Use Permit	Approved	INFO	FRMSH
6	Special Use Permit	no comments	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	Parcel 36142-000-00 is within the Marion County Utilities service area but is outside the connection distance to current water and sewer infrastructure. MCU has no comments on the special use permit to allow for additional animals on the property. If utilities become available and conditions to connect are enforced based on buildings or other improvements, all structures on the property will be reviewed to calculate capacity charges. The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.	INFO	UTIL

ATTACHMENT B

9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE
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