

Development Review Comments Letter

4/11/2024 12:57:19 PM

**901 SUMMERFIELD LAND LLC
ZO ZONING CHANGE #31198**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from M-1 & A-1 to B-4. Parcels 48378-000-00 is currently zoned M-1 & A-1 while parcel 48378-001-00 is currently zoned M-1 and have a combined total area of 10.04 acres. There is a Flood Prone Area on the parcel 48378-000-00. Per the MCPA, parcel 48378-001-00 currently has 34,307 SF of impervious coverage, however the impervious area for parcel 48378-000-00 cannot be determined due to the parcel card being unavailable. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
3	Rezoning (non-PUD)	Recommend Denial - No traffic information has been provided. Changing the zoning to Commercial will significantly increase the traffic generating potential from this approximately 8 acre site. Under the proposed zoning, a shopping center could be developed on this site. A shopping center on this site could generate approximately 8173 daily trips and 781 peak hour trips assuming a likely FAR of .25; however, greater development intensities are allowed under this zoning. The intersection of US 301 at CR 42 is already experiences some congestion. There are already multiple large commercial parcels in this area that have gone undeveloped. It does not appear as though there is significant demand in this area for additional commercial land increasing the potential for significant amounts of traffic.	INFO	ENGTRF	

Attachment B

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
4	Rezoning (non-PUD)	Approved	INFO	FRMSH	
5	Rezoning (non-PUD)	no trees to be removed prior to DRC site plan approval	INFO	LSCAPE	
6	Rezoning (non-PUD)	PROPOSED CONDITION - if the parcels are successfully combined, there is available water and sewer force main along SE Hwy 42 for connection. Onsite pump station to serve the development will be required. Connection(s) to mains will be reviewed and commented on during site plan review. Refer to AR 31196 for supporting comments.	INFO	UTIL	