

# Development Review Comments Letter

**LJP & COMPANY LLC & LouAnn & Joseph R. Papp II**  
**ZO ZONING CHANGE #33509**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to A-1. Parcel# 17325-000-01 is currently zoned R-1 and is a total of 10 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan or Stormwater compliance when its existing and proposed impervious coverage exceeds 9,000 SF, or 3% impervious coverage (13,068 sf) should all improvements unrelated to property access are located at least 200 ft from all property lines.	INFO	ENGDRN
2	Rezoning (non-PUD)	10/16/25-Defer to Zoning	INFO	ENGIN
3	Rezoning (non-PUD)	There are no traffic concerns with this request.	INFO	ENGTRF
4	Rezoning (non-PUD)	ROW does not review this type of plan.	INFO	ENRAA
5	Rezoning (non-PUD)	1. No tree removal prior to DRC approval 2. Tree removal requires a permit except for bona fide agricultural purposes	INFO	LSCAPE
6	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
7	Rezoning (non-PUD)	Parcel 17325-000-01 is within the Marion County Utility Service Area but is currently outside of connection distance to MCU water or sewer. The closest MCU mains are located more than five miles away.  MCU has no concerns or comments regarding the proposed zoning change from Residential to Agricultural. Any future development proposing additional flows to the property will require a site evaluation to determine connection distance.	INFO	UTIL
8	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE