

(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
<i>Applicant:</i>	The neighborhood that the property is situated in is currently and has been trending to an office professional use over the past few years
<i>Staff:</i>	Yes. There has been a long-standing trend of converting historic single-family homes along the corridor to professional offices.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	There will be no significant impact to the natural environment.
<i>Staff:</i>	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
<i>Applicant:</i>	No. The proposed rezoning will not constitute a grant of special privilege to the individual owners as contrasted to adjacent or nearby property owners, or the general public as the proposed zoning is already on the property next door.
<i>Staff:</i>	No. The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Plan Review / Inspections: Inspections has no comments on this request .

Engineering: No comments for the Rezoning. Development of non-residential driveway access to N Patterson will need to be combined with the adjacent property

Fire: Fire Dept has no comments at this time

Police: No issues or concerns

Landscape: Must comply with LDR Chapter 328 for vehicular use area and/or any buffer requirements...

GIS: No comments

Public Works: < No comments received >

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey & Existing Site Plan
- Legal Description
- Proposed Site Plan