

<b>(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.</b>	
<b>Applicant:</b>	The fact that 2 of our 3 adjoining parcels no longer have a valid zoning classification necessitates these 2 parcels being rezoned to a classification that is compatible with the 3 <sup>rd</sup> , and both of the adjoining neighborhood properties.
<b>Staff:</b>	Yes. The general redevelopment trend for properties in this immediate area have been for office type development instead of residential – such as the Pregnancy Support Clinic to the west and professional offices to the east..
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<b>Applicant:</b>	None until a specific development use plan is presented by a future purchaser.
<b>Staff:</b>	No adverse impact.
<b>(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.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	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 these requests .

**Engineering:** No comments at this time.

**Fire:** Fire Dept has no comments on this request

**Police:** < No comments received >

**Landscape:** Must comply with LDR Chapter 328 upon development...

**GIS:** No comments

**Public Works:** < No comments received >

**Utilities:** < No comments received >

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey
- Conceptual Site Plans (2)