

<i>Applicant:</i>	Surrounding properties are office/commercial which are not allowed with the current zoning.
<i>Staff:</i>	Yes. All of the former single-family residential type uses along this portion of Baytree Road have long since transitioned to non-residential development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	No adverse impact.
<i>Staff:</i>	No 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.
<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

Chapter 210-4 Baytree-University Corridor Overlay District (BUCOD)

Section 210-4 (G)(1)(a) Front Yard Setback: Minimum 15 feet. Maximum 90 feet.

Section 210-4 (H)(1)(b) Parking lots containing more than 10 parking spaces... shall be separated from a public street by a building or a minimum 10’ wide landscaped street yard pursuant to LDR Section 328-24(C)(1).

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 Plan