

(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.	
Applicant:	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 rd , and both of the adjoining neighborhood properties.
Staff:	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..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	None until a specific development use plan is presented by a future purchaser.
Staff:	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.	
Applicant:	No.
Staff:	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

GIS: No comments

Police: < No comments received >

Landscape: Must comply with landscape requirements as outlined in LDR Chapter 328...

Public Works: No comments

Utilities: < No comments received >

Attachments:

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