

<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.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<i>Applicant:</i>	No adverse impact.
<i>Staff:</i>	No 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>	
<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

**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 Plan