

<i>Applicant:</i>	< see attached "Exhibit A" from the applicant >
<i>Staff:</i>	Yes.. As demonstrated by the non-residential use (church/community center) across the street, there are a variety of institutional type uses that are possible in R-6 zoning utilizing an adaptive reuse strategy for the existing building. Otherwise for total redevelopment of the site, there is sufficient street frontage and lot area for multiple residential lots.
<b>(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.</b>	
<i>Applicant:</i>	< see attached "Exhibit A" from the applicant >
<i>Staff:</i>	Yes. Uses allowed in C-C zoning have the potential to generate adverse levels of traffic on this local street
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	< see attached "Exhibit A" from the applicant >
<i>Staff:</i>	Yes, in terms of eligibility under the CAC character area. However, it is not in keeping with the Goals and Policies related . The proposed M-2 zoning is compliant in the Industrial AC Character Area and it supports cohesiveness with this overall planned industrial park.
<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>	
<i>Applicant:</i>	< see attached "Exhibit A" from the applicant >
<i>Staff:</i>	Yes, the development trend for all of these nearby properties along the north side of the road is for industrial 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>	< see attached "Exhibit A" from the applicant >
<i>Staff:</i>	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>	
<i>Applicant:</i>	< see attached "Exhibit A" from the applicant >
<i>Staff:</i>	No. The proposed rezoning would not constitute a grant of special privilege.

**Supplemental Regulations in the LDR Applicable to the Proposal**

**Section 206-16 C-C Community Commercial District**

(A) Purpose. The C-C District is composed primarily of low-intensity retail and commercial services generally designed to serve the common and frequent needs of the residents of nearby neighborhoods. C-C Districts should be located on collector streets where they are convenient by car and on foot to surrounding neighborhoods but will not cause excessive traffic on residential streets. bedrooms.

**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:** No comments

**Utilities:** < No comments received >

**Fire:** Fire Dept has no comments or concerns

**Engineering:** No comments or concerns

**Landscape:** Development must comply with applicable regulations of LDR Chapter 328.