

(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.	
Applicant:	No.
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. The proposed C-H zoning is compliant in the CAC Character Area and supported by the Goals & Policies of the Comprehensive Plan
(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 area is already largely zoned C-H and it would fit with the pattern of the area..
Staff:	Yes, the only new development or redevelopment in this area the past 30+ years has been for commercial uses.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	N/A
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 constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< 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: No comments on these cases

Engineering: No issues or concerns

Fire: The Fire Dept has no issues or concerns with the proposed rezoning

Landscape: Development must comply with LDR Chapter 328.

Police: < No comments received >

Public Works: No issues or concerns

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Authorization
- Boundary survey