

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes, the proposed rezoning is in conformity with the policies and intent of the Comprehensive Plan.
<i>Staff:</i>	Yes. O-P zoning is consistent with the Neighborhood Activity Center (NAC) Character Area designation of the Comprehensive Plan, and well as its Goals and Policies.
(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.	
<i>Applicant:</i>	There are no changing conditions other than a continued demand for more offices and light commercial development along Bemiss Road.
<i>Staff:</i>	Yes. Recent redevelopment trends along this portion of Bemiss Road have favored more office type development, than high-density residential.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	To no extent will the rezoning impact the above.
<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 special privilege is being requested.
<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

Section 206-12 R-P Residential Professional District

- (A) Purpose. The purpose of the R-P District is to create an provide areas in which residential , professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed and encouraged while maintaining a healthy living environment for the residents of the district.

Section 206-13 O-P Office Professional District

- (A) Purpose. The purpose of the O-P District is to promote a suitable business environment for service-oriented business and professional services, administrative services, non-profit, public institutions and related offices located along with community facilities. Limited retail and service uses normally supportive of office and institutional tenants also are permitted as accessory uses within the same building. This district may serve as a transition between less intense residential and more intense commercial or industrial districts. Unless part of a planned office park development, properties within this district should be located on streets classified as arterial or collector streets and uses shall not generate excessive noise, traffic congestion or other adverse impacts to surrounding properties..

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.

Engineering: No comments

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: < No comments received >

Police: < No comments received >

Fire: No comments

Landscaping: Development must comply with LDR Chapter 328

Attachment: VA-2022-01 agenda item packet - City Council (3352 : Rezoning VA-2022-01)