

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes, the area is commercial
Staff:	Yes. C-H zoning is consistent with the Community Activity Center (CAC) Character Area designation of the Comprehensive Plan, as 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.	
Applicant:	The site has an existing church and parking lot. The Church plans to build a new church facility adjacent to the existing building.
Staff:	Existing development trends along West Hill Avenue has always favored commercial uses and this proposal should be seen as a form of “infill development”.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	No impact.
Staff:	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.	
Applicant:	The area is commercial. An existing church building and parking lot is located on the property.
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.

Engineering: No comments at this time, but comments on the parking design will be articulated at the time of formal plan review.

Building Plan Review: No comments

Landscaping: Development must comply with LDR Chapter 328

Police: No comments or concerns

Fire: No comments at this time.

Public Works: < No comments received >

Utilities: < No comments received >.

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Map
 Boundary Survey
 Conceptual Site Plan