

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	N/A
Staff:	Yes. C-H zoning is consistent with the Community Activity Center (CAC) Character Area designation 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 house that was on the property has been demolished.
Staff:	Yes. Existing development trends in the surrounding area have been for commercial “redevelopment” (such as for hotels and restaurants), but these might be allowed in C-C or C-N zoning as well.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Nothing will change.
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 be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

LDR Section 206-17 C-H Highway Commercial District

- (A) Purpose. The purpose of the C-H District is to provide suitable areas for the various types of community and regional-oriented commercial activities including retail uses and wholesale uses, serving a large sector of the population. C-H Districts are intended to be located along arterial streets and at locations that are appropriate for regional commercial areas, as opposed to locations that primarily serve local neighborhoods.

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

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:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Map
Boundary Survey
Zoning District Comparison Chart (2 pages)