

<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<b>Applicant:</b>	Yes. Community Activity Center character area encourages C-C or C-H zoning along major roads such as South Patterson Street
<b>Staff:</b>	Yes. C-H zoning is consistent with the CAC Character Area designation of the Comprehensive Plan.
<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>	
<b>Applicant:</b>	Redevelopment of South Patterson Street to encourage new retail/grocery options for residents. Comprehensive Plan supports rezoning to C-C or C-H. Property is currently split-zoned and needs to be uniformly zoned.
<b>Staff:</b>	Existing development trends along West Hill Avenue has always favored commercial uses and this proposal should be seen as a form of “infill development”.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<b>Applicant:</b>	None. On-site detention will address stormwater runoff.
<b>Staff:</b>	No significant adverse impact – in spite of the FEMA floodplain designation.
<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>	
<b>Applicant:</b>	No. The rezoning is consistent with the Comprehensive Plan
<b>Staff:</b>	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 on the rezoning. Confirm Youngs Lane is right-of-way all the way to South Patterson Street.

**Building Plan Review:** < No comments received >

**Fire:** < No comments received >.

**Landscaping:** Development must comply with LDR Chapter 328

**Police:** < No comments received >

**Public Works:** No comments or concerns

**Utilities:** < No comments received >.

### **Attachments:**

Letters of Authorization (2)  
Zoning Location Map  
Character Area Map  
Aerial Map  
Boundary Survey  
Conceptual Site Plan