

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. The proposed M-2 zoning is compliant in the Industrial AC Character Area and it supports cohesiveness with this overall planned industrial park.
(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 changing conditions of the surrounding industrial property support grounds for approval. Disapproval of the rezoning of this parcel would be detrimental to the Project.
Staff:	Yes, the development trend for all of these nearby properties along the north side of the road is for industrial development..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	There will be no adverse impacts. In fact, there would be improvements to the existing wetlands and stormwater in the immediate surrounding area..
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

Utilities: No comments

Fire: < No comments received >

Engineering: No comments or concerns

Landscape: Development must comply with applicable regulations of LDR Chapter 328.

Public Works: No comments.

Police: < No comments received >

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Boundary survey
 Proposed overall site plan