

Staff:	No significant change from the impacts to be created by the existing PMD zoning.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	The Comprehensive Plan shows the area as a Neighborhood Activity Center which allows residential use as provided on the proposed development plan.
Staff:	Yes. R-6 zoning is consistent with the Neighborhood Activity Center (NAC) 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 subject property has commercial development to the north and east along with residential development to the south which would justify the proposed usage of residential zoning.
Staff:	PMD zoning is site-specific and as a zoning category it is no longer recognized by the City's land development regulations which were re-adopted in 2009 (after the PMD was approved in 2007). Therefore, the PMD master plan cannot be simply "amended". Any deviations from the original approval will result in a <u>required</u> Rezoning of the property being proposed for development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	The proposed development will not occur within existing flood zones and wetlands areas. It will not have an adverse impact on the natural environment.
Staff:	No significant 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:	The proposed rezoning meets the characteristic of the surrounding properties and does not grant a special privilege.
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 or concerns.

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: < No comments received >

Police: < No comments received >

Fire: < No comments received >

Landscaping: Development must comply with LDR Chapter 328

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Boundary Survey
 Proposed conceptual layout
 Market Street PMD master plan – zoomed
 Land Use Certificate from Rezoning # VA-2022-09