

(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.	
<i>Applicant:</i>	This is a continuation of the commercial development pattern already established
<i>Staff:</i>	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 be proposed for development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	None.
<i>Staff:</i>	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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	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: Variances might be required for site plan; # access points, drive-thru stacking/design, etc...

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: Dumpster missing from the site plan.

Police: < No comments received >

Fire: < No comments received >

Landscaping: < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey
- Legal Description
- Proposed conceptual site plan