

<i>Staff:</i>	Yes, C-C zoning is allowable in the Community Activity Center (CAC) character area and is in line with the stated Goals and Policies of the Plan.
<b>(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?</b>	
<i>Applicant:</i>	The proposed use will likely have comparable traffic, parking, and stress on existing streets and infrastructure as the current allowable uses and previous uses (in O-P zoning) for the building.
<i>Staff:</i>	There are no existing or changing conditions that support disapproval of the proposed rezoning.
<b>(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?</b>	
<i>Applicant:</i>	None.
<i>Staff:</i>	No impacts.
<b>(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public ?</b>	
<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**

**LDR Section 218-13 Supplemental Use Standards**

**(ZZZ) Veterinary Services.**

- (1) Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 50 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- (2) Medical treatment or care shall be practiced only within an enclosed building or structure.
- (3) Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- (4) The building or structure shall be designed to prevent the adverse impact of noise and/or odor from the animals on adjoining properties.

**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

**Fire:** No issues with this Rezoning request

**Building Plan Review:** No comments

**Public Works:** No comments or concerns

**Police:** No issues from the PD

**Landscaping:** No comments

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

**Attachments:**

- Letter of Authorization
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey