

<i>Staff:</i>	No adverse impacts – as planned.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed C-H zoning is compliant in the Community Activity Center Character Area.
<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>	
<i>Applicant:</i>	Annexation into the City will allow access to the City utilities and improved fire protection
<i>Staff:</i>	Yes. All of the recent redevelopments of properties along this portion of Madison Highway have been for commercial development.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<i>Applicant:</i>	The proposed rezoning will not adversely impact the natural environment, but instead improve it due to the extensive proposed landscaping plan that includes more trees, shrubs, and greenspace normally required for this type of development.
<i>Staff:</i>	No adverse impact.
<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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	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.*

**Engineering:** No comments on any of these cases at this time

**Fire:** < No comments received >

**Building Plan Review:** No comments or concerns

**Police:** < No comments received >

**Landscaping:** Future development will require compliance with LDR Chapter 328

**Public Works:** No New building(s) may require sanitation facilities

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

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Authorization
- Boundary Survey
- Conceptual Site Plan
- Building Elevations