

Staff:	Yes. C-N zoning is consistent with the NAC Character Area designation of the Comprehensive Plan, and well as its applicable 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 single-family, multi-family, and suburban residential to the north, east and south. It is justified for zoning C-N as it is benefitting the residents of the area.
Staff:	Yes. The general redevelopment trend for properties along the Bemiss Road corridor have been for commercial 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 or wetlands areas. It will not have an adverse impact on the natural environment.
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:	The proposed rezoning meets characteristics of surrounding properties and will not grant 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.

Building Plan Review / Inspections: Inspections has no comments on these requests .

Engineering: No comments at this time.

Fire: Fire Dept has no comments on this request

Police: < No comments received >

Landscape: Must comply with LDR Chapter 328 upon development...

GIS: No comments

Public Works: < No comments received >

Utilities: < No comments received >

Attachments:

Letter of Intent
Zoning Location Map
Character Area Map
Aerial Map
Boundary Survey
Conceptual Site Sketch