

<i>Staff:</i>	No, the proposed rezoning will not result in excessive or burdensome use of existing facilities.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the Comprehensive Plan encourages guided infill and the request is compliant with the Neighborhood Activity Center (NAC) character area.
(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>	My building on the property will greatly enhance the surrounding area. Hopefully, it will also encourage others to build in the area and strengthen the economy of the area.
<i>Staff:</i>	Yes, there is a single-family residential neighborhood to the west of the subject property.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	None. After checking with the Engineering and Planning Departments respectively.
<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 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.

Building Plan Review: No comments

Fire: Fire Dept has no comments or concerns

Engineering: No comments or concerns

Landscape: No comments

Public Works: < No comments received >

Police: < No comments received >

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Floodplain Location Map
- Boundary Survey
- Conceptual Site Plan
- Building Elevations
- Zoning Districts Comparison Chart
- Comprehensive Plan – NAC description