

Applicant:	Yes
Staff:	Yes. The proposed M-2 and C-H zoning is compliant in the Industrial Activity Center (IAC) 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.	
Applicant:	The ability for a spur off the main line.
Staff:	Yes, the emerging development trends in this area support industrial/commercial development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Very little environmental impact.
Staff:	No significant 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:	No.
Staff:	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"

Engineering: "No Comments"

Fire: "No Comments"

Police: "No Comments"

Landscape: "No Comments"

Utilities: "Water and sewer available"

Public Works: "No Comments"

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey