DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2019-001985*

***Application Number**: PS-2022-00110*

***Project Name**:*

Request:
Sketch Plat, create two lots from one.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

For future platting action submittals-

- The project and application numbers must be added to submitted Plan sheets. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

- Planning defers to Code Enforcement for Contextual Standards. Clarification needed regarding the proposed use and ZHE approvals. See IDO Table 6-4-3: ZHE approved variances expire after one year. New variances may be needed.

**(See additional comments on next page)*

- Future development must meet standards and provisions of IDO and the DPM. Including but not limited to: R-1A standards, Railroad & Spur Area, South Broadway Area, 5-1 Dimensional Standards, (Contextual Standards per Code Enforcement), 5-5 Parking, 5-6 Landscaping, Buffering, Screening, 5-9 neighborhood edges, and 5-11 Building/Façade Design.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jolene Wolfley DATE: 06/07/22
Planning Department