Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2019-002294 *Application #PS: -2022-00010*

Meeting Date/Item Number: February 2, 2022 / item #16

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc.…) and title should be a short and abbreviated as possible.

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1. Proposed use meets definition of:
   Wholesaling and Distribution Center-- A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for direct sale to the general public. The use is permissive in the NR-LM Zone.

2. Does a previous site plan exist on this parcel? Reference these numbers #1011491 and PR 2019-2994 SI 2019-00268. Also, identify the applicability of these variances PR 2019-2994; VA 2019-00140 and VA 2019-00141; they may apply to the adjoining parcel.

3. Use specific standards are in IDO Section 4-3(E)(19). No specific provision applies at this location and with this zoning.

4. No special provisions apply to development adjacent to Menaul Blvd.

5. No buffering requirements apply for this use in this location.

6. Follow IDO Section 5-6(C) GENERAL LANDSCAPING STANDARDS for landscaping guidance. The landscape plan must be sealed and signed by a registered Landscape Architect.

7. Building facades have no specific design provisions per the IDO.

8. Defer to Code Enforcement for parking requirements.