DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

***HEARING DATE**: 6/15/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2019-002651*

***Application Number**: SD-2022-00094*

***Project Name**: Parcels 2A1 and 2A2 Sunport Park Addition*

Request: *P & F Plat*

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

COMMENTS:
Update 6/27/22:

- **An Administrative Amendment depicting the subdivision on the existing Site Plan has been submitted and was approved.**

- **At the June 15 DRB hearing for the application, the DRB was informed about a proposed hotel development on one of the proposed lots. The development of the proposed hotel, based on the GFA of square footage proposed at the June 15 DRB hearing, will require a later/separate major action (Major Site Plan Amendment – EPC, Major Site Plan Amendment – DRB, Site Plan – DRB). Staff will have to determine which of the possibilities are required. The later action required for the proposed hotel will not affect the status of the Minor Preliminary/Final Plat.**

- The application number must be added to the Plat.

- ~~An EPC/DRB Site Plan approval governs the site (Z-85-98-1 / 1000530). A Minor-Administrative Amendment depicting the subdivision must be approved.~~

- The DXF file for the Plat must be approved by AGIS and submitted.

- 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.

- The parking requirements for future uses on the site must be met for both lots.

- Diligence should be made to ensure parking requirements for future uses can/will be met.

<u>Disclaimer</u>: 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: Jay Rodenbeck DATE: 06/28/22
Planning Department