DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

HEARING DATE/AGENDA ITEM NO. 12

Project Number: PR-2019-002663

Application Number: SD-2020-00193, VA-2020-00377

Project Name: Tracts 1-A and 1-B, Block 2 Volcano Cliffs Subdivision, Unit 26

Request: Bulk Land Variance, Preliminary/Final Plat

COMMENTS:

- Part 2-2(D) Bulk Land Subdivision Criteria Section 2-2(D)(1) Applicability, Part 2-2(D) of the Development Process Manual (DPM) applies requests for a bulk land subdivision of property that is primarily intended to facilitate transfer to intermediate land holders, not to create parcels available for development without further subdivision approvals.

- The request does not appear to meet Section 2-2(D)(2), DPM Bulk Land Subdivision Criteria: To approve a bulk land subdivision, the DRB must find that all of the following conditions apply: 1. Parcels zoned for single family and/or townhouse use must be larger than 5 acres. 2. Parcels zoned for multi-family development or non-residential use must be larger than 40 acres. The applicant is advised to apply for a Preliminary Plat.

- Section 2-2(D)(3), DPM Bulk Land Subdivision Procedure Bulk land subdivision procedures are located in IDO Subsection 14-16-6-6(L).

- The utility company/AMAFCA signatures and the Project and Application numbers must be added to the Plat prior to distribute of the Plat for DRB e-signatures.

- The DXF file approval email from AGIS must be submitted prior to final sign-off.

- Information needs to be provided on the permit that was issued for the gravel operation, including if it was permitted, and whether or not the permit has expired (if it's expired, when did it expire). Additionally, all details need to be provided regarding the end use and remediation of the Site.

(see comments on next sheet)

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- Provide a map or graphic showing the zoning boundary lines approved by the EPC.
- Plat must show zoning lines or have a measurable description of the zone boundaries.

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: Jay Rodenbeck
Planning Department

DATE: 3-8-20