DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 5

Project Number: PR-2020-004138

Application Numbers: SD-2020-00225

Project Name: Tract A-1-A-3, A-1-A-4, A-1-A-5 & A4

Request: Preliminary Plat

COMMENTS:

- ~~See bulk land requirements:~~
  ~~6-6(L)(2)(c) Bulk Land Subdivision:~~
  ~~1. The Bulk Land Subdivision will require further review during the Subdivision or Site Plan approval process in order to use the land for development and/or building purposes. Approval of a Bulk Land Subdivision does not indicate that land within that subdivision complies with applicable IDO Subdivision or Site Plan standards.~~
  ~~2. The plat shall reflect the applicant's agreement that building permits shall not be issued for any area within the Bulk Land Subdivision before a Preliminary Plat and Final Plat have been approved and the Final Plat for the subject area has been recorded.~~

- ~~Planning has no objection to the Bulk Land Plat- the site will return to the DRB for future platting.~~

- All development must be consistent with the Mesa del Sol level B Master Plan.

- ~~Will these tracts be subdivided further into residential lots?~~

See comments on the next page:

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- See section 1-10(A)(2) of the IDO, Prior Approvals for plan hierarchy
  1-10(A)(2) For former Special Use zones that were converted to the Planned Development (PD) or Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan – EPC or Framework Plan, respectively. Any use standards or development standards associated with prior approvals or prior zoning designations establish the rights and limitations for the PD and PC zone districts and are exclusive of and prevail over any other provision of this IDO.

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: 2-10-21