DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/31/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2020-004171*

***Application Number**: PS-2022-00178*

***Project Name**: 12300 San Antonio*

Request:
Sketch Plat. Subdivide into 8 lots.

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

COMMENTS:

- Please clarify proposed development details.
- 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 on contextual standards.
- For Platting actions, all signatures from the surveyor, property owner(s), City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
- All future development must meet standards and provisions of IDO (R-1D) and the DPM.

**(See additional comments on next page)*

- Please reference the following development standards from the IDO. Subject to change depending on development type and use.

    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards. Clarify how all standards are being met.
    - 5-1 Dimension Standards for R-1D. 5-1-G Exceptions and Encroachments.
    - 5-2 Site Design and Sensitive Lands requirements. 5-2-H Irrigation Facility Standards and/or 5-2-J Major Arroyo Standards.
    - 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - Section 6-1, table 6-1-1 for notice requirements.
    - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
    - Vacations per 6-6-M.
    - 7-1 Development, dwelling and use definitions.

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/Jay Rodenbeck DATE: 8/23/22
Planning Department