DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/24/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2020-004457*

***Application Number**: SD-2022-00116*

***Project Name**: Quivira*

Request:
Extension of Preliminary Plat.

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

COMMENTS:

- Staff has no objection to the 1-year extension of the Preliminary Plat and the associated Infrastructure List.

- A revised Site Plan for the EPC Site Plan Final Sign-off approved with the original Preliminary Plat approval on September 29, 2021 (SI-2021-01506) needs to be submitted which addresses the following conditions of approval to be signed off by the DRB:

  1. Final sign-off is delegated to Parks and Recreation to clarify the note regarding the 45-foot setback at the northeast corner of the site that the area can include no structures except for view fencing.

  2. Final sign-off is delegated to Planning to verify the correct IDO date on the Site Plan, for Code Enforcement to be added to the signature block, and for the project and application numbers to be indicated on the Site Plan.

- 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.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of any previously approved Site Plan.
  Changes to any previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO (R-A, CPO-13, VPO-2) and the DPM. *Plans must demonstrate how standards are being met.

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