DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/21/22 -- **AGENDA ITEM**: #8 & 9*

***Project Number**: PR-2020-004595*

***Application Numbers**: SD-2022-00126, SD-2022-00131*

***Project Name**: Albuquerque Ranch Estates*

Request:
Minor Amendment to Preliminary Plat, Final Plat

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

COMMENTS:
Update 9/20/22:

- **A Minor Amendment to Preliminary Plat application has been submitted, and the comment below has been addressed.**
- ~~The Preliminary Plat was approved by the DRB on December 15, 2021 per PR-2020-004595 / SD-2021-00111, and this is a request for Final Plat approval. Per 6-6(L)(3)(c) of the IDO, an application for a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. However, the Preliminary Plat was approved for 11 lots and 2 tracts, while the Final Plat proposes 10 lots and 2 tracts. Per 6-4(Y)(2) of the IDO, the proposed reduction of lots from 11 to 10 lots is considered a Minor Amendment as the change in the number of lots/tracts is less than a 10% change. Therefore, a Minor Amendment to Preliminary Plat approval is required for the reduction in the number of lots from the Preliminary Plat prior to the approval of the Final Plat.~~

- ~~The Sidewalk Waiver approved on December 15, 2021 per PR-2020-004595 / VA-2021-00216 must be noted on the Final Plat.~~

- The DXF file must be approved by AGIS.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

**(See additional comments on next page)*

- Replat cannot increase any existing nonconformity or create a new nonconformity.
- Future development must meet all applicable standards and provisions of the IDO and the DPM.

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 DATE: 9/20/22
Planning Department