DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 1

Project Number: PR-2020-004604

Application Number: SI-2020-001467

Project Name: Allaso Vineyards

Request: DRB Site Plan

COMMENTS:

- A Preliminary/Final Plat consolidating the lots on the Site will need to be approved by the DRB prior to the approval of the Site Plan by the DRB.

- The Site Plan will need Solid Waste's signature prior to final sign off.

- The existing wall at the northern and western property boundaries of the Site must be a minimum of 6-feet in height per the Neighborhood Edge requirements per 5-9(D)(1)(a) of the IDO. The applicant needs to verify that the existing wall is at least 6-feet in height and note its height on the Site Plan. The applicant has added a note to the Site Plan that *"if upon field verification it is determined that any portion of the of the wall is less than the required height, the owner of the project site hall coordinate where the wall is deficient to improve the wall."* **Staff needs verification of the height of the existing wall prior to DRB approval.**

- On the Landscape Plan Sheet LS-01, confirm if the sod planting areas will private yard areas for the units.

- Includes an Infrastructure List. Prior to final sign off from Planning, the applicant will need to provide a recorded IIA.

- ~~The applicant needs to confirm that the Façade Design requirements of 5-11(E)(2)(a) of the IDO are being met.~~

- Please note that staff could have future comments and the Site Plan is still under review.

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<u>Disclaimer</u>: 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: 1-27-21