DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2021-005225*

***Application Number**: PS-2022-00134*

***Project Name**: 401 Walter St. SE*

Request: Sketch Plat: Subdivide a lot into two lots

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

COMMENTS:

For future platting action submittals-

- The project and application numbers must be added to Plat sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- 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.

- As this site is located within a residential zone district within an Area of Consistency, the lot sizes will have to conform to the Contextual Lot Size Standards for construction of new low-density residential development per 5-1(C)(2)(b) of the IDO. Planning defers to Code Enforcement regarding whether or not the proposed lot sizes would meet the standards.

**(See additional comments on next page)*

- Development per 5-1 Dimension Standards for R-1A and HPO-4 Historic Overlay Zone.

- Off-Street parking requirements per 5-5-C, table 5-5-1.

Alley A public right-of-way or private way, or a part thereof, primarily devoted to vehicular use and providing secondary access to abutting property or primary vehicular access to residential properties, minimizing or eliminating the need for driveway or drive aisle access to the street. For the purposes of access, alleys are considered a type of street. See also Private Way, Right-of-way, and Street.

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: 06/28/22
Planning Department