DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 5

Project Number: PR-2021-005628

Application Number: SD-2021-00214 – PRELIMINARY PLAT

Project Name: Tracts A thru M City Center

Request: Preliminary Plat

COMMENTS:

- Plat has City Surveyor, surveyor and property owner signatures as required.
- Plat has all required notes.
- Utility signatures will be required for final plat.
- Final Plat is required within one year of preliminary plat approval.
- A recorded IIA will be required with the final plat.

Update 4/27/22:

- Please note that future development should comply with the Mixed Use Center Standards of MdS Level B Plan, p. 20:
  "b) Building Orientation and Setbacks Buildings shall be sited close to streets, with doors and windows facing the street. Parking lots along street frontages should be minimized. Building placement standards attempt to create spatial definition and enliven sidewalks for streets and public spaces, since sidewalks lined with parking lots or large landscaped areas often lack visual interest, activity, and definition. Building placement that reinforces the public area through detailing, building transparency, and entry emphasis is especially important for uses typical in mixed-use centers, such as multi-family, mixed use, and commercial buildings. These standards also complement parking location standards, which generally call for parking to be behind, rather than in front of buildings."

Update 2/8/22:

- The Preliminary Plat conforms with the street and block layout of the Amended Mesa del Sol Level B Master Plan approved by the EPC on August 19, 2021, with final sign-off approved by the DRB on October 20, 2021 per PR-2021-005684.

- Will these blocks be further defined in a street grid pattern as shown on Page 3 of the Level B Master Plan and as shown below?

- Future site plans must be in compliance with the uses (and in accordance with converted IDO zoning categories) established for the Community Center in the Level B Master Plan which offers a mix of commercial and residential uses. Maximum FAR is 2.0. See MdS Level B Master Plan, 2.3.3 and Table 2-1 Site Development Standards.

- Tract E is called out as a Primary Transit node and a Park in the Level B Plan.

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

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/Jolene Wolfley DATE: 4-26-22
Planning Department