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.

<u>Update 2/8/22:</u>

- 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.

<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/Jolene Wolfley DATE: 2-8-22
Planning Department