DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 7

Project Number: PR-2021-006261

Application Number: SD-2022-00008 – BULK LAND PLAT
Project Name: Tracts 1 & 2, Our Lady of Guadalupe

Request: Bulk Land

COMMENTS:

- The Plat has City Surveyor, surveyor and property owner signatures as required.

- The Plat needs to include a Bulk Land Plat note noting the Bulk Land Subdivision requirements as follows:
- 6-6(L)(2)(c) Bulk Land Subdivision
  1. In addition to the procedures above, the Bulk Land Subdivision will require further review during the Subdivision or Site Plan approval process in order to use the land for development and/or building purposes. Approval of a Bulk Land Subdivision does not indicate that land within that subdivision complies with applicable IDO Subdivision or Site Plan standards.

  2. The plat shall reflect the applicant's agreement that building permits shall not be issued for any area within the Bulk Land Subdivision before a Preliminary Plat and Final Plat have been approved and the Final Plat for the subject area has been recorded.

- Utility/AMAFCA signatures must be obtained prior to final sign off from Planning and distribution of the Plat for DRB signatures.

- Project and application numbers must be obtained prior to final sign off from Planning and distribution of the Plat for DRB signatures.

- The DXF file approval email from AGIS must be received prior to final sign-off from Planning.

- Future development: the site may either be rezoned or conform to IDO Section 2-6 Planned Development Zone District. This District can we used to accommodate small and medium scale innovative project.

2-6(A)(4) Allowable Uses

2-6(A)(4)(a) A PD zone district may contain any combination of uses listed in Table 4-2-1, except those that require NR-SU zoning, for all or part of the PD zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.

2-6(A)(4)(b) All allowable uses are subject to the Use-specific Standards listed for that use in Section 14-16-4-3 unless modified by the Site Plan – EPC associated with the PD zone district approval.

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
Planning Department

DATE: 2-15-22