Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2022-006604 *Application #PS: -2022-00019*

Meeting Date/Item Number: February 16, 2022 / item #18

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.

- Plat will require City Surveyor, Surveyor and property owner signatures.

- A zoning delineation sheet must be included with the Plat which clearly delineates the R-A and MX-M zoning. A preferable lot split would be at the current zoning boundary; was this considered?

- Clarify the proposed use/development for the R-A portion of the lot.

- R-A dimensional standards must be met. New nonconformance cannot be created. Proposed lot width is too narrow and a variance may be required. Proposed lot size on tract 104B does met minimum size requirements and a variance or deviation may be required.

- Property is within a Character Protection Overlay zone, CPO-11 and the Sensitive Lands-Drainage mapped area. Standards exist per IDO section 3-4-L and 5-2-G.

- Property is within Los Griegos Historic District. Contact the Landmarks commission for verification of any additional requirements/standards.