DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/31/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-006872*

***Application Number**: SD-2022-00114*

***Project Name**: 5110 Copper*

Request:
Minor Preliminary/Final Plat

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

COMMENTS:

- The application number must be added to the Plat.
- The DXF file must be approved by AGIS.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.
- Replat cannot increase any existing nonconformity or create a new nonconformity.
- Future development must meet all applicable standards and provisions of the IDO and the DPM.
- Subject property is within 660 feet of Main Street, Premium Transit, and Major Transit designations (multiple IDO standards apply for these corridors).
- The subject property is in Character Protection Overlay 8 or Nob Hill Overlay IDO 3-4(I). If any new buildings are being considered, please note the detailed building height allowances for Subarea 3 and properties south of Copper. Height allowances vary based on setback from Copper and height bonuses could apply for portions of a building setback more than 100 feet from Copper.

**(See additional comments on next page)*

- Please note detailed requirements for vehicular access in IDO 3-4(I)(5)(a).

- If any changes to existing buildings or if new buildings are proposed, the building façade requirements in the Nob Hill Character Protection overlay apply and are detailed in IDO 3-4(I)(5)(b).

<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 DATE: 8/29/22
Planning Department