DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/11/22 -- **AGENDA ITEM**: #15*

***Project Number**: PR-2022-006935*

***Application Number**: PS-2022-00089*

***Project Name**: Juan Tabo Pl development.*

Request:
Sketch Plat.

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

COMMENTS:

- Due to the number of lots proposed for subdivision (16 lots) the applicant must apply for a Major Preliminary Plat, receive approval by the DRB for the Preliminary Plat, then apply for a Final Plat after Preliminary Plat approval. For the Preliminary Plat, the applicant must submit all required items under "Major Subdivision Preliminary Plat approval" on Form S1, and submit all required items on Form S per Hydrology, Transportation, and Water Authority requirements. On Form S, the applicant must receive signatures from Hydrology, Transportation, and Water Authority staff confirming they have approved the required submittals for the Preliminary Plat before the Preliminary Plat application submittal can be accepted and processed by Planning staff and placed on a DRB agenda (in addition to submitting all the required items on Form S1). Blank copies of Forms S and S1 are attached to the memo.

- The applicant must ensure the lots as proposed can meet the driveway standards of 5-3(C)(3) of the IDO, including having driveways that are at least 20 feet long for low-density residential development accessed from the front or side street of the property per 5-3(C)(3)(b).

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*:
  Single Family use specific standards, IDO section 5-1 Dimensional, IDO section 5-2-G/5-2-H Sensitive Lands-Drainage Area, and Main Street Corridor Area.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

- Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

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: Jolene Wolfley/Jay Rodenbeck/Robert Webb DATE: 05/10/22
Planning Department