DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/22/22 -- **AGENDA ITEM**: #3*

***Project Number**: PR-2022-007193*

***Application Number**: PS-2022-00107*

***Project Name**: 5301 St. Josephs*

Request:
Sketch Plat, create four lots from one. Bulk Plat.

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

COMMENTS:
Updated 6/24/22

- The Sketch Plat would definitely not qualify for the Bulk Land Subdivision if any resulting parcel is less than 20 acres. The proposal presented had 3 new parcels less than 20 acres.

- It is not clear if the parcels qualify for the Bulk Land Subdivision as they must meet all IDO requirements shown below. **Please explain how these parcels are designated for mixed use or non-residential development.**

  IDO 6-6(L)(1)(c) "This Subsection 14-16-6-6(L) applies to any application for a bulk land subdivision for either of the following:

  > 2. Property that is at least 20 acres; in an R-ML, R-MH, or PC zone district or any Mixed-use or Non-residential zone district; and designated for mixed-use or non-residential development."

- Please provide clarification of future development for new lots within both zone districts.

- Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to or subdivision of any previously approved Site Plan would require minor/major amendments to that Plan. For the parcel zoned NR-PO-C, it

**(See additional comments on next page)*

would appear that it may not be able to be subdivided from the Master Plan it is part of because the protection of the natural character of the open space could be in jeopardy (See IDO 2-5 below). If the subdivision were carried out, the maintenance of the Open Space would be unclear. Is there any intention to rezone this property?

If that is the intention, then a rezoning should proceed the subdivision of the property.

IDO 2-5(F) NON-RESIDENTIAL – PARK AND OPEN SPACE ZONE DISTRICT (NR-PO)
2-5(F)(1) Purpose
The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.

- The project and application numbers must be added to Plat sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- 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.

- Please clarify if shared parking agreement exists or is needed with re-plat.

- NR-PO-C area must meet Use Specific Standards of 4-3-C-8-c.

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: Robert Webb/Jolene Wolfley
Planning Department

DATE: 06/20/22