DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/3/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-007396*

***Application Number**: PS-2022-00146*

***Project Name**: 1603, 1604 Arcadian*

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:

- For Platting actions, all signatures from the property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. AGIS must approve the DXF file. Project and application numbers must be added to Plat sheets.

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

- 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.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

- Clarify the lots that are being considered for consolidation.

**(See additional comments on next page)*

- For a Residential Use please reference the following IDO sections that pertain to this project:
    - 4-3-B-1 Single Family Use Specific Standards. Provide clarification on existing structures and any potential demo or new development.
    - 5-1 Dimension Standards for R-A and 5-1-G Exceptions and Encroachments. Provide clarification on Front, Side, Rear of lot and the specific address locations included in the proposed re-plat.
      5-1-C-2-B Contextual Standards for lot size. Property is within an area of consistency and is required to meet contextual standards. Planning defers to Code Enforcement for lot size calculations for compliance.
    - 5-2 Site Design and Sensitive Lands, property is within the mapped Drainage Area.
    - 5-3 Access & Connectivity, specifically 5-3-C-3 for Driveways, Drive Aisles, and Access. Provide clarification on the street location and where it ends.
    - 5-5 Parking & Loading requirements are outlined in Table 5-5-1.
    - 5-7 Walls/Fences, table 5-7-1. Requires separate permitting approval.
    - 7-1 Dwelling and Development definitions.

<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: Robert Webb DATE: 08/2/22
Planning Department