# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 8/31/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-007508*

***Application Number**: PS-2022-00175*

***Project Name**: 6911 Taylor Ranch*

**Request**:
*Sketch Plat. Vacation and lot line adjustment.*

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

**COMMENTS:**

- Please clarify any development changes, i.e. demolition, expansion, new structures, or new uses. Clarify that existing structures will be meeting dimensional standards following replat.

- Is the picnic area to be part of the self storage facility? Please clarify if seating area was a development requirement or included in any previous approval.

- Verify addressing for existing and proposed parcels. Updated or adjusted addressing may be needed.

- 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

- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda.

- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

**(See additional comments on next page)*

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

- Any Vacation of Easement must be applied for separately and in addition to the platting application. The applications can be reviewed together.

- Future development must meet all applicable standards and provisions of any previous approved Site Plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.

- Please reference the following development standards from the IDO. Subject to change depending on development type and use.

    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards.
    - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.
    - 5-3 Access & Connectivity requirements.
    - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on any shared parking agreements and provide parking calculations.
    - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met and provide calculations.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-8 Outdoor Lighting requirements.
    - 5-11 Building and façade design requirements.
    - 5-12 Signage requirements.
    - Section 6-1, table 6-1-1 for notice requirements.
    - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
    - Vacations per 6-6-M.
    - 7-1 Development, dwelling and use definitions.

*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/Jay Rodenbeck DATE: 8/30/22
Planning Department

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