DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/31/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2022-007517*

***Application Number**: PS-2022-00177*

***Project Name**:*

Request:
Sketch Plat. Dedication

**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 such as demolition, expansion, new structures, or new uses (primary & accessory).
- Verify addressing for existing and proposed parcels. Updated or adjusted addressing may be needed.
- The ROW dedication for San Pedro must reflected in a new plat.
- 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, the 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.
- 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.

**(See additional comments on next page)*

- 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 (NR-BP) 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 NR-BP. 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 for Outdoor Lighting requirements.
    - 5-11-E for Building and façade design requirements.
    - 5-12 for 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