DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/31/22 -- **AGENDA ITEM**: #14*

***Project Number**: PR-2022-007519*

***Application Number**: PS-2022-00182*

***Project Name**: 2108 Menaul*

Request:
Sketch Plat. Create 3 lots from 1.

**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.
- Each parcel must meet required parking and landscaping on its own site. Please clarify if parking and landscaping requirements will be met for each new lot.
- The replat must result in existing buildings meeting the setback requirements. Please confirm.
- Is there a proposed use for the smaller lot at the end of the cul-de-sac? The re-plat must result in lots that would have a functional use and meet all parking and access requirements.
- Property is within the Menaul Landfill buffer. Approval from Environment Health will be required for permitting.
- 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

**(See additional comments on next page)*

- 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.

- 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.

- Separate Vacation of Easement applications must be applied for and in addition to the platting actions.

- Future development must meet all applicable standards and provisions of the IDO for (NR-C) 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 Dimensional Standards for NR-C. 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.

<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/Jay Rodenbeck DATE: 8/23/22
Planning Department