DEVELOPMENT REVIEW BOARD

Planning - Case Comments

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

***Project Number**: PR-2022-007520*

***Application Number**: PS-2022-00184*

***Project Name**: 8235 Washington, Bayotech facility.*

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:

- The agent for the application confirmed with staff that a replat/platting action is not proposed with this application, and this application is for a proposed site development only.

- Staff were not able to find a previous EPC and/or DRB Site Plan approval for the site. A Site Plan – Administrative must be approved for the proposed development if 6-5(G) of the IDO is met. However, 6-5(G)(1)(b) notes that a Site Plan – Administrative may only be approved for development that does not require major public infrastructure or an Infrastructure Improvements Agreement (IIA). ABCWUA notes in their memo for this Sketch Plat that per Availability Statement #220526 public extensions are required, including a public water line extension which will need to be listed on an Infrastructure List. This infrastructure is considered by staff to be major public infrastructure, therefore a Site Plan – DRB application will be required for the proposed development due to 6-5(G)(1)(b) of the IDO not being met.

- Please clarify any development changes. Demo, expansion, new structures, new uses (primary & accessory).

- Please clarify existing easements and proposed changes.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist for form P for Site Plans. 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-LM & CPO-10) and the DPM.

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

    - 3-4-K CPO-10, North I-25 and Height sub-area 3 standards and requirements.
    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards. Including but not limited to 4-3(E)(12)(k) Location near View Corridors.
    - 5-1 Dimension Standards for NR-LM and CPO-10. 5-1-G Exceptions and Encroachments.
    - 5-2 Site Design and Sensitive Lands requirements. 5-2-H Irrigation Facility Standards and/or 5-2-J Major Arroyo Standards.
    - 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 and 3-4-K for Outdoor Lighting requirements.
    - 5-11-E for Building and façade design requirements.
    - 5-12 and 3-4-K 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