DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/14/22 -- **AGENDA ITEM**: #14*

***Project Number**: PR-2018-001681*

***Application Number**: PS-2022-00191*

***Project Name**: 300 San Mateo NE, Multi-Family project*

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:

- Please provide measurements and dimensions on the Site Plan and elevations.

- Clarify encroachments of existing and proposed development across lot lines, including the existing buildings, existing and proposed parking spaces, and proposed amenities such as the pool. The encroachment of existing buildings featuring renovations and/or conversion to apartments across lot lines **could** require a replat. The encroachment of proposed parking spaces, and certain proposed amenities such as the pool across lot lines **would** require a replat.

- Clarify development across zone districts and floating zone lines? Currently the property zoning is made up of several different zone districts. Development may require a Zone Map Amendment-EPC. Additionally, if a replat is required, a Zone Map Amendment – EPC must be obtained if a subdivision/replat will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line").

- Clarify proposed accessory structures, parking areas and improvements/modifications to existing structures.

- 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)*

- If a replat is required and/or pursued, 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 of the Plat application 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.

- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

    - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street, PT-Premium Transit, and MS-Main Street.
    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards 4-3-B-7 for Multifamily. Demonstrate how standards are being met.
    - 5-1 Dimension Standards for (MX-L, MX-M, MX-H). 5-1-G Exceptions and Encroachments.
      Provide measurements showing standards are being met.
    - 5-3 Access & Connectivity requirements. Clarify existing and proposed easements for the entire property.
    - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on any shared parking agreements and provide parking calculations including 5-5-D Motorcycle, 5-5-E Bicycle.
    - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met and provide calculations/measurements. Show compliance for Buffer/Screening requirements of 5-6-E and 5-6-F.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-8 for Outdoor Lighting requirements.
    - 5-11-D for Building and façade design requirements. Please confirm compliance with all multifamily standards.
    - 5-12 for Signage requirements and restrictions.
    - 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. Clarify platting actions.
    - 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: 09/13/22
Planning Department