DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/21/22 -- **AGENDA ITEM**: #20*

***Project Number**: PR-2022-007597*

***Application Number**: PS-2022-00198*

***Project Name**: 3525 Smith*

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 City parcel and County parcel boundaries do not match and the entire block may have the same issue. Most likely due to older the subdivisions/platting actions in that area. Platting action will need to go through a lot line consolidation rather than a lot line adjustment.

- 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.

- Future development must meet all applicable standards and provisions the IDO (R-MH) and the DPM.

**(See additional comments on next page)*

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

    - 4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards for new uses and/or development.
    - 5-1 Dimension Standards for R-MH. 5-1-G Exceptions and Encroachments.
      ***Clarify front property lot line per survey and verify measurement from property line to new carport structure.**
      ***Contextual lot size standards apply. Calculations per Code Enforcement.**
    - 5-3 Access & Connectivity requirements. 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long.
    - 5-5 Parking & Loading requirements, Table 5-5-1
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-8 for Outdoor Lighting requirements.
    - 5-11 for Building and façade design requirements for new development.
    - 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.
    - 6-8 Nonconformities.
    - 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: 09/20/22
Planning Department