DEVELOPMENT REVIEW BOARD

Planning - Case Comments

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

***Project Number**: PR-2022-007619*

***Application Number**: PS-2022-00204*

***Project Name**:*

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:

- 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.

- Per 6-6(K)(1) of the IDO, a Site Plan – EPC must govern the site as the proposed platting action subdividing a tract of land into five tracts would be taking place on an NR-SU-zoned property. It appears to staff that the site is located within the Double Eagle II Airport Master Plan. This must be confirmed, otherwise a Site Plan – EPC must be approved prior to a platting approval.

**(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.
    - 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
    - 5-6 Landscaping, Buffering, and Screening standards and requirements.
    - 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.
    - 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.
    - 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: 09/20/22
Planning Department