DEVELOPMENT REVIEW BOARD

Planning - Case Comments

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

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

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

***Project Name**: Sunset Gardens*

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.
- A Sensitive Lands Analysis is required if the site has not been graded.
- 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 and for P for Site Plans. Obtain all required signatures as a part of the application submittal process.

**(See additional comments on next page)*

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- Future development must meet all applicable standards and provisions of any previous approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments to that plan.
  Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-L) and the DPM.

- 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 4-3-B-7 for Multifamily. Demonstrate how standards are being met.
  - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments. Provide measurements showing standards are being met.
  - 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 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.
  - 5-9 Neighborhood edge requirements. Provide measurements from R-1 to the South, East, and West to show compliance with height restrictions.
  - 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.
  - 7-1 Development, dwelling and use definitions.

ONE ALBUQUERQUE planning

<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