# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 5/25/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2018-001774*

***Application Number**: PS-2022-00102*

***Project Name**: Andretti's Racing*

**Request**:
*Sketch Plan to construct a 95,000 square foot entertainment facility and parking lot w/ drainage ponds*

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**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**COMMENTS:**

- Due to past EPC Site Plan approvals on the site, a Major Amendment to Site Plan – EPC will be required for the proposed development as the proposed development exceeds thresholds for an allowable Minor/Administrative Amendment, including the 10% building GFA maximum threshold for an allowable Minor/Administrative Amendment per Table 6-4-4 of the IDO.

- Where development plan is silent, project must meet all applicable standards and provisions of the IDO and the DPM. Including but not limited to:
  NR-C standards, Parking standards (1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area whichever is greater). Include any shared parking agreements, Landscaping standards, Building/Façade design, Walls/Fences, and Signage standards.

- Clarify if there will be multiple uses proposed.

- Clarify existing easements and changes with proposed development.

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

**(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.

- 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.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.

*<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: Jay Rodenbeck/Jolene Wolfley/Robert Webb DATE: 05/24/22
Planning Department

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