DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/24/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2019-002574*

***Application Number**: PS-2022-00172*

***Project Name**: 4001 Coors*

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 clarify specific development changes. Existing vs proposed modifications and/or expansion. Clarify if landscaping is being reduced.

- Development appears to encroach across property lines. Please clarify if shared parking agreement(s) and/or a parking easement(s) are proposed.

- 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 Form P for a Major Site Plan Amendment - DRB.
  Obtain all required signatures as a part of the application submittal process.

**(See additional comments on next page)*

- Senior staff have previously determined that the proposed development will require a Major Site Plan Amendment. All Plan sheets for a Major Site Plan Amendment must be sealed and signed by a design professional licensed in the State of New Mexico, and Landscape Plan sheets 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 the previous approved Site Plan. Where silent, all development must meet standards and provisions of IDO (NR-C & CPO-2) and the DPM. *Plans must demonstrate how standards are being met.

- Please reference the following development standards from the IDO. Subject to change depending on development type and use.

    - Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit and AC-Activity Center.
    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards for Restaurant (4-3-D-8) and Drive-Through (4-3-F-4). Clarify how all standards are being met.
    - 5-1 Dimension Standards for NR-C. 5-1-G Exceptions and Encroachments.
    - 5-3 Access & Connectivity requirements.
    - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
    - Stacking and Drive-Through per 5-5-I. Drive-Through screening per 5-5-I-2. Clarify how standards are being met.
    - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met for both lots and street frontage. Additional requirements per 3-4-C-5-C, Landscaping along Coors.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-9 Neighborhood edge requirements. Property is adjacent to R-1 zone districts.
    - 5-8 Outdoor Lighting and per 3-4-C-5-D.
    - Building and façade design per approved plan and per CPO-2 & 5-11.
    - Signage per approved plan and per CPO-2 & 5-12.
    - 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.
    - 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: 8/23/22
Planning Department