*HEARING DATE/AGENDA ITEM No. 7*

 *Project Number: PR-2019-003077*

*Application Number: SI-2019-00370*

*Project Name:*

Request: Preliminary/ Final Plat, Preliminary Plat, Final Plat, EPC Approved Site Plan for Building Permit, DRB Site Plan, Sidewalk Deferral, Sidewalk Waiver, Design Variance, Vacation Of Public Easements, Vacation Of Public Right of Way, Bulk Land Variance, IIA Extension – Sidewalk, IIA Extension – 2 Year, Preliminary Plat Amendment

**COMMENTS:**

1. The applicant stated in their November 8, 2019 letter of justification that a ZHE Variance application has been/is being submitted to allow a larger front setback. Provide proof of the ZHE Variance approval.
2. The applicant is requesting a Deviation request to construct the building at 77.5 feet in height, 2.5 feet higher than the 75- foot maximum height requirement (3.33% of the total building height).
3. ~~In the Zoning Analysis Table on Sheet a1.1 of the Plans, the parking calculations depicted are incorrect: it’s 1 parking space per guest room for hotels per Table 5-5-1 of the IDO , not 1 parking space/1,000 net square feet.~~
4. ~~Clarify total on-site parking- is the site to the south also part of this plan?~~
5. ~~At least 1 loading space is required per Table 5-5-7 of the IDO, and no loading spaces are depicted in the Plans.~~
6. ~~Per Table 5-5-5 of the IDO, 2 bicycle parking spaces + 1 space/6,000 square feet GFA of conference, restaurant, bar, and banquet space are required. However, no bicycle spaces are depicted in the Plans. Please confirm the square footage of conference, restaurant, bar, and banquet space as well as the total number of bicycle spaces required, and meet the minimum requirement in the Plans.~~
7. ~~The Palm Yucca is depicted on the Landscape Plan, but is not listed in the City of Albuquerque Tree List. Please replace with a tree that is on the list.~~
8. Per Table 5-8-1 of the IDO, the maximum height of light poles in the mixed zone district is 20 feet, but the light poles depicted in the Plans are 25 feet high, which exceeds the maximum height permitted.
9. Clarify that 5-11(E.)(2.) of the IDO regarding façade design is being met.
10. Request for deviation of 2.5 feet will have minimal impact on the surrounding area; Planning has no objection.
11. Request for waiver still provides internal connectivity and standard sidewalks. Planning defers to Transportation for this request. Please address the criteria in 6-6-(L)(3)(a).
12. Additional information may be required and additional issues may need to be addressed based on comments from other board members and agencies and any new information submitted as part of this application.

*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: Jay Rodenbeck DATE: 1/14/2020

 Planning Department

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