DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/25/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2019-003169*

***Application Number**: PS-2022-00104*

***Project Name**: Sage Park Subdivision*

Request:
Sketch Plat for a replat for 76 lots and ROW dedication

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

COMMENTS:

- There is an active Preliminary Plat for the subject property, approved by the DRB on June 16, 2021. If the proposed replat application is submitted before or on July 1, 2022, the proposed replat will need to be applied for as a Major Amendment to Preliminary Plat. If the proposed replat application is submitted after July 1, 2022, the proposed replat will need to be applied for as a Major Preliminary Plat.

- For either a Major Amendment to Preliminary Plat or a Major Preliminary Plat application, the applicant must submit all required items under "Major Amendment to Preliminary Plat" or "Major Subdivision Preliminary Plat Approval" on Form S1, and submit all required items on Form S per Hydrology, Transportation, and Water Authority requirements. On Form S, the applicant must receive signatures from Hydrology, Transportation, and Water Authority staff confirming they have approved the required submittals platting application submittal can be accepted and processed by Planning staff and placed on a DRB agenda (in addition to submitting all the required items on Form S1).

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*:
  Single Family use specific standards, IDO section 5-1 Dimensional, IDO section 5-2-G/5-2-H Sensitive Lands-Drainage Area, and Main Street Corridor Area.

**(See additional comments on next page)*

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

- Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

- The following link is to the interim guidelines outlining requirements for slope stabilization and seeding requirements for drainage ponds:

  https://documents.cabq.gov/planning/online-forms/Drainage%20Ponds%20Slope%20Stabilization%20and%20Seeding%20Requirements.pdf

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
Planning Department

DATE: 05/24/22