DEVELOPMENT REVIEW BOARD

Planning – Major Case Comments

***HEARING DATE**: 7/13/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2020-003847*

***Application Number**: PS-2022-00088*

***Project Name**: 3510 7th, (4th & Fitzgerald)*

Request: *Preliminary Plat*

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

COMMENTS:
7/12/22 Update:

- **The applicant must obtain the current owner's signature on the Plat, which is the City of Albuquerque, and/or documentation confirming that YES Housing was awarded the contract to proceed with the project based on an RFP submittal with the City.**

- Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

- DXF File approval from AGIS will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

- Final Plat is required within one year of Preliminary Plat approval.

- A recorded IIA will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DRB agenda.

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.

**(See additional comments on next page)*

- 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.

7/12/22 Update:

- **An Administrative Amendment to the original Site Plan approval for the site (PR-2020-003847 / SI-2021-01955) was approved depicting the proposed platting action.**
- ~~Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.~~
  ~~If none exist and/or where silent, development must meet standards and provisions of the IDO, DPM and CPO-9.~~

- Future development clarification will be needed. Townhome or Multifamily. Separate standards and requirements will apply to each.

- For a Townhome development please reference the following IDO sections:
  - 4-3-B-5 Townhome Use Specific Standards.
  - 5-1 Dimension Standards for MX-M.
  - 5-3-C-3-B Access & Connectivity.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-7 Walls/Fences
  - 5-11-C Building and façade design.
  - 7-1 Development and Dwelling definitions.

- For Multifamily development please reference the following IDO sections:
  - 4-3-B-7 Multifamily Use Specific Standard.
  - Please note subsection (b) allows more area for native grasses.
  - 5-1 Dimensional Standards for MX-M.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-7 Walls/Fences
  - 5-9 Neighborhood Edges, R-1 to the South.
  - 5-11-D Building and façade design.
  - 7-1 Development and Dwelling definitions.

<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: 07/12/22
Planning Department