DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/28/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2020-004024*

***Application Number**: PS-2022-00217*

***Project Name**: Ventana Square*

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:

- Re-plat of previously approved Site Plan for Subdivision may require a site plan amendment. Previously SU-1.

- 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 for P for Site Plans. Obtain all required signatures as a part of the application submittal process.

- 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.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan.
  Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.
  *Plans should demonstrate how standards are being met.

- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit and UC-Urban Center.
  - 4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards for new uses and/or development.
  - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.
    *__Clarify any demo and new development__.
  - 5-3 Access & Connectivity requirements.
    *__Clarify if access is affected by replat.__
  - 5-5 Parking & Loading requirements, Table 5-5-1
    *__Clarify if shared parking agreement is needed.__
    __*Clarify if parking is affected by replat.__
  - 5-6 Landscaping, Buffering, and Screening standards and requirements. Residential developments are to the East.
    *__Clarify how standards are being met.__
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - 5-8 for Outdoor Lighting requirements.
  - 5-9 Neighborhood Edge requirements and standards. Residential zone districts are to the East.
  - 5-11 for Building and façade design requirements for new development.
  - 5-12 for Signage requirements and restrictions.
  - 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.
  - Vacations per 6-6-M.
  - 7-1 Development, dwelling and use 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: 09/20/22
Planning Department