DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/10/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2020-004448*

***Application Number**: PS-2022-00155*

***Project Name**: Kairos Power*

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:

- This project may or may not need a new plat. For Platting actions, please be advised that all signatures from the property owners, 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. File submittal to include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S or P and obtain the 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.
  Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- The additional buildings on the Kairos Site Plan could be done as a Major Amendment to the Site Plan through the DRB. The 2021 Effective IDO (7/28/22) does allow an owner to replace an existing site plan with a new site plan that covers the exact same area. A brand new site plan would also be reviewed by the DRB. Both of these processes require that the requirements in the IDO in effect at the time of the completed application be followed.

**(See additional comments on next page)*

- Solid Waste approval and signature is required on the Major Site Plan Amendment – DRB or Site Plan – DRB prior to acceptance of the application file and the placement on a DRB agenda.

- Please confirm the details of the manufacturing and any other uses that will be conducted in the new structures to verify use specific standards that would apply. The MdS Level B Plan allows Light Manufacturing and Business Park development in the Employment Center. (p. 18)

- The MdS Level B Plan requires "water harvesting areas for surface runoff shall be provided in parking lots." (See 2.2.2(g)(v), p. 18.) Please confirm compliance for the gravel parking areas on LP-101. Please also note compliance with Section 2.2.4 Site Design Standards, as applicable.

- The Mesa del Sol Architectural Review Committee must approve the proposed development. While you have included such a letter, your formal submittal should include a letter that is official (on letterhead and a hand signature or verified digital signature). A new ARC Review Committee approval letter should formally give you an exception to these Building Design Standards in 2.2.5 (p. 19):

  a)2. Variations in building form required ….to break up large building forms.
  c) 2. All building facades shall have architectural treatment similar to the primary building façade.
  c) 3. Featureless unarticulated walls over 80 feet in length are prohibited.
  d)2. Materials that are visibly simulated or prefabricated are prohibited.

- Sheet LP-102 shows a 'concrete pad for future exterior equipment'. Please note that MdS 2.2.4 c. requires that 'outdoor storage areas shall be screened.'

- Sensitive Lands analysis is complete and included in this submittal.

- Where the MdS Level B plan is silent, the IDO applies.
  - Note IDO 5-5 Parking & Loading, Table 5-5-1; 5-5-B-4 Allowed Vehicles; 5-5-C-4 Unlisted Uses; 5-5-D Motorcycle; 5-5-E Bicycle.
  - Note IDO 5-6 Landscaping. 5-6-C Minimum Landscaping. 5-6-D Required Street Trees. 5-6-5 Parking Lot Interior (10% landscaped); 5-6-G Screening of Mechanical Equipment and Support Areas. Submittal should show how requirements are met.
  - 5-7 Walls/Fences, table 5-7-1. See also MdS Level B Plan 2.2.4.d.
  - 5-11-E Building and façade design. Provide elevations and detail.

**(See Additional comments on next page)*

- Note that IDO 5-11(E)(3) requires: at least one outdoor seating area that is a minimum of 500 s.f.
- 7-1 Development definitions; check industrial definitions.

- The IDO 5-6(C)2 requires that 15% of the net lot area be landscaped. Sheet LP-103 shows only an attempted compliance of 10%. Please explain.

- The subject site is in the Airport Protection Overlay Zone, which contains applicable regulations. Please refer to 14-16-3-3 of the IDO, starting on p. 65. Height is regulated in this overlay zone.

- Please document if the public meeting was held and provide any notes of the meeting, i.e. from a facilitator.

- Attached to these comments is a document on "Design Considerations for Albuquerque's Climate and Geography." Please apply as appropriate for your project; these are not requirements.

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: Jolene Wolfley/Robert Webb/Jay Rodenbeck DATE: 8/9/22
Planning Department