DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/17/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2022-006448*

***Application Number**: PS-2022-00162*

***Project Name**: 57th and Quail*

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:

- Please clarify proposed uses and development.

- 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. 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.
  Any 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 Plan. Site was previously SU-1.
  Changes to any previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO (**MX-M**) and the DPM. *Plans must demonstrate how standards are being met.

- Please reference the following development standards from the IDO. Subject to change depending on development type and use.

  - Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, MS-Main Street, PT-Premium Transit and Activity Center.
  - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards.
  - 3-4-C, CPO-2 Coors Character Protection Overlay Zone standards.
  - 5-1 Dimension Standards for MX-T. 5-1-G Exceptions and Encroachments.
  - 5-2 Site Design and Sensitive Lands requirements.
  - 5-3 Access & Connectivity requirements.
  - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
  - 5-6 Landscaping, Buffering, and Screening standards and requirements.
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - 5-9 Neighborhood edge requirement will not apply after re-plat because of separation from the low density residential neighborhood.
  - 5-11 Building and façade design.
  - Signage standards per section 5-12 and 3-4-C.
  - Public notice per section 6-1, table 6-1-1. Expirations per table 6-4-3.
  - Procedure per 6-6-M for vacation, replat per 6-6-K minor or 6-6-L major.
  - 7-1 Development, dwelling and use definitions.

ONE ALBUQUERQUE planning

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: Robert Webb DATE: 8/9/22
Planning Department