DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 4 and 5

Project Number: PR-2021-005573

Application Number:
SD-2021-00171 – PRELIMINARY PLAT
SD-2021-00172 – VACATION OF PRIVATE EASEMENT
SD-2021-00174 – VACATION OF PRIVATE EASEMENT
SD-2021-00175 – VACATION OF PRIVATE EASEMENT
SD-2021-00176 - VACATION OF PUBLIC EASEMENT
SD-2021-00177 - VACATION OF PUBLIC EASEMENT
SD-2021-00178 - VACATION OF PUBLIC EASEMENT
SD-2021-00179 - VACATION OF PUBLIC EASEMENT
SD-2021-00180 - VACATION OF PUBLIC EASEMENT
SD-2021-00181 - VACATION OF PUBLIC EASEMENT

Project Name: ABQ Studios Expansion East Development Package

Request:
Site Plan, Preliminary Plat, Vacation of Public Easements and Private Easement

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These are preliminary Planning comments, and there could be additional and/or revised Planning comments on these applications.
Reference previous Sketch Plat and PRT comments as well.

COMMENTS:

Site Plan

Update 2/16/22:

- **An additional 13 acres has been added to the applications (Backlot C). The applicant must provide proof that the Neighborhood Association representatives did not request a neighborhood meeting, and must provide a revised buffer map of the property owners within 100 feet who were required to be notified/re-notified.**

(see additional comments on next page)

~~**Please clarify what has been addressed in the re-submittal**~~

- ~~Clarify easement notes on plat. Number of vacations and notes do not appear to match~~.

- ~~Please address the Mesa del Sol Level B Master Plan/Framework Plan (MdS) as part of the justification and where silent IDO/DPM requirements. The project is subject to the all requirements of all MdS Plans, the IDO & DPM.~~

  Update 12/1/21:
- **According the applicant, final revisions to the MdS Level B Amendment are being made based on the comments and conditions approval from the October 20 DRB hearing for PR-2021-005684/SI-2021-01516.**

- ~~Demonstrate all EPC conditions from SI-2021-00975 are being met.~~

- ~~Please provide a plan sheet that includes all of the buildings covered in this site plan.~~

- ~~Lighting and Lighting plan must meet all MdS requirements and where silent IDO 5-8.~~

  Update 12/1/21:
  The ZHE Variance was approved on December 21, 2021.
- ~~**The applicant has submitted a Variance request to the Zoning Hearing Examiner (ZHE) of 20-feet to the maximum-allowed 30-feet of wall interval. According to the applicant, the Variance is scheduled to be heard by the ZHE at a December 2021 meeting.**~~

  Update 10/19/21:
- **An October 11, 2021 letter from the applicant provided the necessary approval for the 10-foot wall height (per the Mesa del Sol (MdS) Architectural Review Committee approval of the wall height). The applicant has indicated a desire for the wall articulation interval to be 50 feet rather than 30 feet as required per Section 2.2.4(d)(3) of the MdS Level B Plan. Wall articulation of 50 feet will require ZHE approval per MdS Level B Plan page 106 prior to Building Permit approval. The wall articulation design should be depicted on Plans submitted for Building Permit.**

- ~~The Site Plan depicts 10-foot CMU walls (notes 24 and 25) along the periphery of the site. If the MdS Plan does not specifically permit 10-foot walls in this location, a Variance(s) from the Zoning Hearing Examiner (ZHE) will be required for the proposed wall height.~~

(see additional comments on next page)

Update 10/19/21:

- ~~**On September 28, 2021, the applicant sent electronic correspondence to Ms. Cunningham-Stephens and on September 30, 2021 the applicant sent electronic correspondence to Myika Allen with the City Aviation Department seeking their feedback on the proposal. According to the applicant, Ms. Cunningham-Stephens and Ms. Allen have not responded to the applicant. Per 6-4(J) of the IDO, any comments received within 15 days after such a referral shall be considered with the application. It has been at least 15 days since the applicant contacted KAFB and City Aviation and no comments have been received.**~~

- ~~Site is within the mapped area for KAFB referrals. Provide approval documentation from Janet Cunningham-Stephens. Janet.cunningham-stephens.ctr@us.af.mil~~

Update 2/15/21: The Alternative Landscape Plan must be approved prior to final sign-off of the Site Plan

- ~~FYI: An Alternative Landscape Plan has been submitted in association with this Site Plan. The Alternative Landscape Plan will be administratively reviewed and approved.~~

Update 10/19/21:

- ~~**A Landscape Architect should sign the Site & Building Design Considerations (Geographic and Climatic Analysis) form.**~~

- ~~For the Production Office building, per 5-2(D) of the IDO the Site & Building Design Considerations (Geographic and Climatic Analysis) form must be completed, as well as the Sun and Shade Analysis. The form is attached for your reference and completion. The Mill building and the Production Services building are considered industrial and the stated analyses are not required for those two buildings (the analyses are only required for the Production Office building).~~

- ~~Provide color elevations which depict the latest façade designs for all buildings.~~

- ~~Solid Waste and all other appropriate signatures must be obtained prior to final sign-off from Planning. Include all PR#'s & App#'s.~~

- ~~The facades must meet the Building Design Standards for Employment Center and Highway Commercial Districts, 2.2.5 of the MdS Plan. Provide a letter explaining how these requirements are being met.~~

- ~~Please provide approval from the Mesa del Sol Architectural Review Board for the final building facades.~~

(see additional comments on next page)

- ~~Does the proposed Site Plan include new and additional building or freestanding signage?~~

- ~~On the Site Plan, what is the portion of the Mill building, noted as new cup?~~

- ~~Will project construction have a phasing plan?~~

- ~~Provide calculation for 5-5(C)(9) Electric Vehicle Parking When more than 200 off-street parking spaces are constructed, at least 2 percent of the vehicle parking spaces shall include electric vehicle charging stations with a rating of 240 volts or higher.~~

Preliminary Plat

- ~~There's a Bulk Land Variance note on Sheet 1 of the Plat. This application is a Major Preliminary Plat application rather than a Bulk Land Plat application. Therefore, the note needs to be removed from the Plat.~~

- An Infrastructure List is included with this Plat. A recorded IIA must be submitted prior to final sign-off from Planning for the Final Plat.

Vacation of Public Easements/Private Easement

- ~~The vacation of the public easements/private easement need to be justified in the justification letter per 6-6-M of the IDO.~~

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 DATE: 2-15-22
Planning Department