DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/21/22 -- **AGENDA ITEM**: #7*

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

***Application Number**: SD-2022-00129 (VPE), SD-2022-00130 (P&F)*

***Project Name**: Albuquerque West*

Request:
Minor Preliminary/Final Plat, Vacation of Public Easement

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

COMMENTS:

- The application number must be added to the Plat.
- The DXF file must be approved by AGIS.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.
- Replat cannot increase any existing nonconformity or create a new nonconformity.
- Staff defers to Hydrology and the Water Authority regarding the justification for the vacation of a portion of an existing 20-foot wide public access and sanitary sewer easement.
- 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.

**(See additional comments on next page)*

- 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.

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: 9/20/22
Planning Department