DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-006555*

***Application Number**: PS-2022-00126*

***Project Name**: 4615 9610 Eagle Ranch*

Request: Sketch Plan: Convenience Store and Fuel Canopy with 6-Double Stacked Fuel Dispensers

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

COMMENTS:

- Staff were not able to find any previous EPC and/or DRB Site Plan approvals on the site. If no major infrastructure is required, the proposed development will require a Site Plan – Administrative. If major infrastructure is required, the proposed development will require a Site Plan – DRB.

- If a Site Plan – DRB is required, the applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form P as a part of the application process and obtain their signatures on Form P. The applicant will also need to obtain the required Solid Waste signature as part of the application process for a Site Plan – DRB (if a Site Plan – DRB is required).

- 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.

- Please reference the following IDO sections that pertain to this project:
  - CPO-2, Coors Overlay
  - 4-3-D-18 Light Vehicle Fueling Station.
  - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. CPO-2 would override any conflicting standards.
  - 5-2 Site Design, Sensitive Lands, & Climate and Geographic feature requirements. Elevations and analysis will be required.
  - 5-3 Access & Connectivity, provide clarification on access, easements and proposed modifications to site.

**(See additional comments on next page)*

- 5-5 Parking & Loading requirements, table 5-5-1, 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses.
- 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-Edge Buffer Landscaping including, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas.
- 5-7 Walls/Fences, table 5-7-1.
- 5-11-E Building and façade design requirements. Provide elevations and detail.
- 5-12 Signage requirements. However CPO-2 includes many signage requirements and restrictions.
- 7-1 Use definitions. Light Vehicle Fueling Station, Retail, Etc.

- The parcel is in CPO-2, the Coors Boulevard Character Protection Overlay (IDO 3-4). The following IDO provisions should be noted.

3-4(C)(5)(d) Outdoor Lighting
The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.
3-4(C)(5)(e) Architectural Design and Details
1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.
3-4(C)(5)(f) Signs
1. Any sign type or design is prohibited that:
a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to Subsection 14-16-6-5(D) (Permit – Temporary Use).

b. Is in any way animated (including twinkling or wind activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.
c. Has flashing lights incorporated as part of its design and performance.
d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.
e. Is a building-mounted sign that extends above the wall of the building.
f. Overhangs any property line.

2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with the following standards:
a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.
b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.
c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.
d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.
e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.
f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

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<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/Jolene Wolfley
Planning Department

DATE: 06/28/22