DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 7/27/22 -- **AGENDA ITEM**: #8*

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

***Application Number**: PS-2022-00142*

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

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:

- For Platting actions, all signatures from the property owners, City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File must 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 on checklist forms S or P as a part of the application process and obtain the required signatures.

- 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.

- 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.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

- Please reference the following IDO sections that pertain to future development of this project location:
    - CPO-2, Coors Overlay standards.
    - 4-3-D-18 Light Vehicle Fueling Station.
    - 4-3-D-37 General Retail.
    - 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.
    - 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 proposed Circle K gas station/convenience store Sketch Plat application was previously submitted as a Sketch Plan and heard by the DRB on June 29 per PR-2022-00655 / PS-2022-00126. The current Sketch Plat also includes a Plat as well as some minor revisions to the previous Sketch Plan including a single stack fuel canopy (versus a double stack fuel canopy previously), and 23 parking spaces and 1 ADA parking stall (versus 24 parking spaces and 2 ADA parking stalls previously).

- Please confirm why a platting action is proposed: is a lot subdivision being proposed and/or is ROW being dedicated?

- If ROW is being dedicated (requiring a platting action), are road improvements proposed/required?

<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 DATE: 7/26/22
Planning Department