DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 3/02/22 -- **AGENDA ITEM**: #23*

***Project Number**: PR-2022-006657*

***Application Number**: PS-2022-00030*

***Project Name**: Improve Group*

Request:
Re-plat 9 residential lots into 1 single lot for 32 unit multi-family housing development with 12,000 sq ft of commercial space.

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

COMMENTS:

Site Plan

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- The project and application numbers must be added to plan sheets prior to final sign off by Planning. All appropriate signatures are needed and must be obtained prior to final sign-off from Planning.

- Any vacation of the public easements/private easement need to be justified in the justification letter per 6-6(M)(3) of the IDO.

- APO standards apply (Airport Protection Overlay) Air Space Protection Sub-area.

- Use Specific Standards 4-3(B)(7) Dwelling, Multi-family.

- 5-1 Dimensional Standards, Mixed-Use Zone Districts.

**(See additional comments on next page)*

- 5-2 Site design and response to climate and geographic features required.
- Property within (MT) Major Transit Corridors. Parking requirements section 5-5.
- 5-6 Landscape and Buffering standards apply
- 5-9 Neighborhood edges apply.
- 5-11 Façade Design Multifamily standards apply.
- Referrals to Commenting Agencies (6-4)-Kirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque Int'l Sunport)

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: 03/2/22
Planning Department