DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/10/22 -- **AGENDA ITEM**: #8*

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

***Application Number**: PS-2022-00152*

***Project Name**:*

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 surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and/or form P for Site Plans (if a Site Plan – DRB or a Major Site Plan Amendment – DRB is required). Obtain all required signatures as a part of the application submittal process.

- 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 DPM. Plans must demonstrate how required standards are being met. No EPC and/or DRB Site Plan governs the site. The proposed development as depicted on the Sketch Plat will require a Site Plan – Administrative approval provided that 6-5(G) of the IDO is met, including the proposed development not requiring major public infrastructure. If 6-5(G) of the IDO is not met, then a Site Plan – DRB application must be submitted for the proposed development.

- A right-of-way (ROW) vacation of 3,006 feet of San Mateo Boulevard SE is proposed on the Sketch Plat. Per 6-6(M)(1)(b) 2. of the IDO, this vacation would be approved by the DRB and would not require City Council approval. Therefore, a ROW vacation application and platting application could be applied for and approved concurrently by the DRB.

- For the Multi-Family and Retail uses please reference the following IDO sections that pertain to that development type:
    - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit.
    - 3-3 Airport Protection Overlay zone standards and requirements.
    - 4-3-B-7 Multi-Family and 4-3-D-37 Retail Use Specific Standards.
    - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments. Provide dimensions and Open Space calculations.
    - 5-3 Access & Connectivity, provide clarification on existing easements and modifications. Vacation of the public easements/private easement need to be justified per 6-6(M)(3).
    - 5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements. Provide parking calculations.
    - 5-6 Landscaping, Buffering, and Screening. Each will have separate requirements and standards. Provide clarification on how standards are being met.
      5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-Edge Buffer Landscaping including 5-6-E-2 and 5-6-E-5, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Property is abutting R-1 residential to the East. Provide landscaping calculations.
    - 5-7 Walls/Fences, table 5-7-1. Multifamily exception per 5-7-D-3-C. May require separate permitting.
    - 5-9 Neighborhood edge requirements apply. Provide detail to show requirements are being met.
    - 5-11-D Building and façade design. Provide elevations and detail.
    - 6-4 Requirements for referrals and commenting agencies. KAFB and Sunport.
    - 7-1 Dwelling and development definitions.

**(See Additional comments on next page)*

- Attached to these comments is a document on "Design Considerations for Albuquerque's Climate and Geography." These considerations could enhance the site and building design of this project, however, these are not requirements.

<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: 8/9/22
Planning Department