DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/03/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-006673*

***Application Number**: PS-2022-00149*

***Project Name**: 2600 Juan Tabo*

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:
Updated Post DRB: 8/3/22

- **The pay stations and the drive aisles do not qualify at 'outdoor activities prohibited within 50 feet. It is important that you reduced noise from the car wash tunnel and vacuum areas. All lighting for the car wash should be angled to shine away from the residential properties.**

- For Platting actions, all signatures from the 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. AGIS must approve the DXF file. Project and application numbers must be added to Plat sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist Form S and obtain the required signatures as a part of the application submittal process.

- 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.

- For the Carwash Use at that location please reference the following IDO sections:

    - 4-3-D-16 Carwash Use Specific Standards. Please note item (b) A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district.
    - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. Development cannot cross over property lines.
    - 5-3 Access & Connectivity requirements. Provide clarification on any proposed/existing easements.
    - 5-5 Parking & Loading requirements, table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
    - 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-E Edge Buffer Landscaping, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met. Note 5-6-3-2-a describes the landscaping requirements for the buffer on the East property line.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-9 Neighborhood edge requirements. There is a required 15-foot buffer between Areas of Change and Areas of consistency. The 15-foot buffer is shown on west property line adjacent to single family residential.
    - 5-11-E Building and façade design. Structures must meet these design requirements. Application should provide elevations and detail how requirements are being met.
    - 7-1 Development and use definitions.

ONE ALBUQUERQUE planning

<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 DATE: 08/2/22
Planning Department