Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-003419 *Application #PS: -2022-00055*

Meeting Date/Item Number: 17 (April 13, 2022 DRB meeting)

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc.…) and title should be a short and abbreviated as possible.

- An easement being vacated must be platted within 1-year of approval.

- PNM must approve of the proposed development and the proximity of the proposed development to its (PNM's) infrastructure.

- Landscaped edge buffers might be required for the proposed development.

Updated 4/13/22:

- The City of Albuquerque Facility Plan: Electric System Transmission and Generation would generally discourage siting a day care facility near/under electric transmission lines.

C. Prudent Avoidance

Electric and Magnetic Fields (EMFs) shall be considered when locating new transmission corridors. The City of Albuquerque and Bernalillo County land use planning policy is to adopt measures that will minimize EMF exposures to the public when it is reasonable, practical and low cost. When siting facilities, the utility shall consider schools, child care centers, and residential areas.

Worldwide studies on the health effects of EMFs are ongoing. Consequently, the electric utilities and the City of Albuquerque and Bernalillo County shall continue to monitor these studies as well as EMF legislative actions and evaluate the results. All parties shall review any substantial changes in the information or substantial new findings relative to the Plan (Appendix F).

Written permission from PNM is required prior to consideration of an application for these parcels.

> All transmission corridors are important to the electrical network; therefore, all corridors must be carefully protected because of their strategic location and to safeguard present and future electric service (Figure 2). A representative of the impacted electric utility will consider unobtrusive encroachments within electric utility protected corridors for approval on a case-by-case basis. Development shall not encroach on transmission rights-of-way, unless written permission for such encroachments is obtained from the impacted electric utility.

- Per 5-9 of the IDO, lots in any R-ML, R-MH, Mixed-use, or Non-residential zone district that are adjacent to a Protected Lot (such as the R-1-zoned lots to the south of the subject property) must meet the Neighborhood Edge requirements. Those requirements include requiring a stepdown for any portion of a primary or accessory building within 100 feet of the nearest protect lot property line down to a maximum height of 30 feet.

- A Zoning Map Amendment zoning the subject property is recommended by staff.

- Per the PA-22-061 PRT notes, a Site Plan – DRB will be required for the proposed development.