DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 4/20/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2022-006844*

***Application Number**: PS-2022-00066*

***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:

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

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

- Replat cannot increase any existing nonconformity or create a new nonconformity.

- Access approval on North side of property per Transportation and Fire Marshal.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM.
  Including but not limited to the following:
  MX-M standards and requirements, CPO-3 standards and requirements, Downtown mapped area standards, Multi-Family Use Specific Standards, Parking requirements, Landscaping-Buffering-Screening requirements and standards, Neighborhood Edge standards and requirements, Site Design Sensitive Lands-Drainage Area, Demolition Review, Corridors standards for PT-Premium Transit, MT-Major Transit, MS-Main Street.
- How do parking calculations include the commercial square footage (2.5 space/1000 GFA for UC-MS-PT areas)?

- Provide 1 tree per ground floor unit per IDO 4-3(B)(7) and tree type per 4-3(B)(7).

- Comply with Building Façade standards for Mixed Use Districts in IDO 5-11(D). Note additional requirements in IDO 5-11(E)(2)(b) that must be met for MS-PT areas.

- Please note the dimensional standards from IDO Table 5-1-2 below. How are you computing usable open space?

Table 5-1-2: Mixed-use Zone District Dimensional Standards
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan
BR = bedroom DU = dwelling units.
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum[1]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks[2][3][4][5]				
Front, minimum	5 ft. UC-MS-PT: 0 ft.[6]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft.[6]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height[5]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft. No maximum for portions of building >100 ft. from all lot lines	68 ft. UC-MS-PT: 75 ft.
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
	UC-MS-PT-MT: 12 ft. Workforce Housing Bonus			

<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/Jolene Wolfley DATE: 04/19/22
Planning Department