DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/3/22 -- **AGENDA ITEM**: #8*

***Project Number**: PR-2022-006968*

***Application Number**: PS-2022-00145*

***Project Name**: 86th & Sage*

Request:
Sketch Plan.

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

COMMENTS:

- The proposed development will require a Site Plan-DRB application submittal and approval as more than 50,000 square feet of GFA of non-residential development is proposed for construction, triggering a Site Plan – DRB requirement.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form P and obtain the required signatures prior to the acceptance and processing of the Site Plan – DRB application by staff and placement on a DRB agenda. Solid Waste review, approval, and signature will also be required prior to the acceptance and processing of the Site Plan – DRB application by staff and placement on a DRB agenda.

- All Site 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.

- For the Health Club or Gym Use and Other Indoor Entertainment Use please reference the following IDO sections that pertain to this project:
  - 4-3-D-9 and 4-3-D-12, Use Specific Standards for each proposed use will apply.
  - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.
  - 5-2 Site Design and Sensitive Lands, Archaeological Certification required.

**(See additional comments on next page)*

- 5-3 Access & Connectivity, provide clarification on existing/proposed easements and circulation.
- 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. Parking is not allow within required landscape buffers.
- 5-6 Landscaping, 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-F Parking Lot Landscaping and 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met.
- 5-6-Edge Buffer Landscaping, Buffering, and Screening. 5-6-E-1 and 5-6-E-2 will apply and require a 15ft buffer. Please clarify if you prefer to install a wall or plant trees/shrubs as a part of that requirement.
- 5-7 Walls/Fences, table 5-7-1. Require separate permitting approval.
- 5-9 Neighborhood edge requirements. Abutting R-1 to the East and South. Adjacent R-1 to the West and North. Proposed building appears to meet the height restriction. However 5-9-D-1 and 5-9-D-2 will apply to parking areas and loading areas.
- 5-11-E Building and façade design. Provide elevations and detail. Notes on the Site Plan and/or a comment response letter detailing how the proposed façade design meets 5-11(E) of the IDO will need to be included with the Site Plan – DRB submittal.
- 7-1 Use and Development definitions.

ONE ALBUQUERQUE planning

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/Jay Rodenbeck DATE: 8/2/22
Planning Department