DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2022-007063*

***Application Number**: PS-2022-00106*

***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 future platting action and/or Site Plan – DRB submittals:

- The project and application numbers must be added to submitted Plan sheets. 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.

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

- All standards within IDO Section 5-3 (Access and Connectivity) should be followed. See 5-3(E)(2)(a) "Where land adjacent to the new subdivision has been platted with stub streets, or with a street ending at a street between the new subdivision and the adjacent land, the new subdivision streets shall be designed to align with those streets to allow through circulation, unless deemed impracticable by the DRB due to physical constraints, natural

**(See additional comments on next page)*

features, or traffic safety concerns."
Are connections to Hearthstone and Williamsburg Roads available in a different configuration to meet this IDO standard.

- Do the dwelling units have rear access garages? Please describe streets versus alleys on the site layout. See IDO 5-3(C)(3)(b) "For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long."

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

- Site Design to Avoid Sensitive Lands (IDO 5-2 (C)2) is required for this parcel. Please follow this link for the appropriate analysis Sensitive lands analysis form (cabq.gov). Photographs should be part of the submittal to document existing conditions and which sensitive features are present or not present. One major rock outcrop has been identified in the far northwest corner of the site and field work to identify any others should be completed. Preservation of the complete 'toe' of the rock outcrop should be incorporated into the site plan.

- Clarification needed: is proposed use Multifamily or Townhome. Different IDO standards apply.

- Future development must meet standards and provisions of IDO and the DPM.
Including but not limited to: R-ML standards, CPO-13, VPO-2, 5-1 Dimensional Standards, 5-5 Parking, 5-6 Landscaping, Buffering, Screening, 5-9 neighborhood edges, and 5-11 Building/Façade Design.

- This parcel will need to complete the linear park that borders the southern property line and is zoned NR-PO-C.

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/Jolene Wolfley
Planning Department

DATE: 06/07/22