DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2022-007081*

***Application Number**: PS-2022-00111*

***Project Name**: 1818 Coal Pl SE*

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 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 or P as a part of the application process and obtain the required signatures.

- 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)*

- Is there an existing site plan covering this parcel? Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan. Where silent, development must meet standards and provisions of IDO and the DPM. Including but not limited to: R-ML standards, University Neighborhood area standards, 4-2 Allowable Uses and 6-8 Nonconformities.

- Clarification needed of City parcel address. Are existing structures to remain or be demolished?

- Each use or lot resulting from the subdivision must have adequate parking. What is the intended use of the southern lot and how will it meet parking requirements?

- Any redevelopment of the northern portion of the lot should note that it is within ¼-mile of Main Street and Premium Transit designations and is in the University mapped area where special standards would apply.

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 DATE: 06/07/22
Planning Department