DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 3/08/23 -- **AGENDA ITEM**: DHO*

***Project Number**: PR-2022-007100*

***Application Number**: SD-2023-00038*

***Project Name**:*

Request:
Preliminary/Final Plat

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

COMMENTS:

- Final plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Project and application numbers must be added.

- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.

- Future development must meet all applicable standards and provisions of IDO and the DPM.

- Subdivision of Land per IDO section 5-4.
  Including but not limited to 5-4-C, 5-4(K) Dedication of Land for Public Purposes, and 5-4(P) Additional Design Criteria and Construction Standards.

- The applicant completed a Sensitive Lands Analysis per IDO 5-2(C) and identified that no sensitive land features exist on the subject site.

- Compliance with section 7 of the DPM is required per Table 7.2.29.
  Sidewalk width is 6 feet and a landscape buffer between the curb and the sidewalk should be 5-6 feet. Sidewalk is existing on Old Airport Road. Sidewalk needs to be built along Cottonwood Drive.

**(See additional comments on next page)*

- Please update the infrastructure list using the new form available. The Infrastructure list is approved by the Development Facilitation Team with final signoff by the City Engineer.

<u>Previous actions on the site (for reference)</u>-

  - Previous sketch plat was reviews by the DRB in June 2022.
  - Previous platting action was recorded in September 2004 (Case 1003384).
  - Previous Infrastructure List approved in December 2004 (Case 1003384).
  - Previous Major-Vacation of Public Easement approved through the DRB in April 2005 (Case 1003384). If the approved vacation was not re-platted, then the approval would have expired.
  - It appears that the Site Plan approval for Iron Stone Bank has expired. With no governing site plan, the parcel is subject to the current effective IDO.

Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.

  - 4-2 Allowable uses.
  - 4-3(F)(4) Use Specific Standards for a Drive-through or Drive-up Facility .
  - 5-1 Dimension Standards. 5-1-G Exceptions and Encroachments.
  - Property is in the Cottonwood Center and an Area of Change per the Comprehensive Plan.
  - The southeast corner of the parcel is in the Coors Boulevard Character Protection Overlay (CPO-2). The CPO-2 standards would be applicable to the southern tract created by this plat.

    3-4(C) COORS BOULEVARD – CPO-2

    3-4(C)(1) Applicability

    The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.
  - See Section 6-1, table 6-1-1 for public notice requirements for a site plan.
  - Dedications per 6-4-R.
  - Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
  - Vacations per 6-6-M. May require additional approvals.
  - 7-1 Development, dwelling and use definitions.

<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/Jay Rodenbeck/Jolene Wolfley DATE: 03/6/23
Planning Department