DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/15/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-007103*

***Application Number**: PS-2022-00117*

***Project Name**: 3200 Broadway 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 Site Plan and/or platting action submittals-

- 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.

- 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 5-4-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)*

- 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.
  If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM.

- For Fueling Station Uses please reference the following IDO sections:
  - Table I & II – Small Area and Mapped Area regulations, South Broadway.
  - 3-3 Airport Protection Overlay Zone. Air Space, Runway, Noise Contour
  - 4-3-G-11 Hot Air Balloon Takeoff & Landing. Drive-Through Use Specific Standards.
  - 4-3-D-17 Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair
  - 4-3-D-18 Light Vehicle Fueling Station
  - 5-1 Dimension Standards for NR-LM.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-6 Landscaping, Buffering, and Screening.
  - 5-7 Walls/Fences
  - 5-11-E Building and façade design.
  - 6-4 Referrals to Commenting Agencies, KAFB & ABQ Sunport.
  - 7-1 Fueling Station and Vehicle definitions.

- Past EPC/DRB approvals cover the site (Z-1396 / DRP-96-481). Further research and determination need to be made to determine if the previous EPC/DRB approvals are active (haven't expired) and if there's a governing Site Plan for the site to determine the next step for site development. If there's not a governing Site Plan for the site, a Site Plan – DRB will be required for the proposed development.

<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: 06/14/22
Planning Department