DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2019-002598*

***Application Number**: PS-2022-00107*

***Project Name**: 5401 Sevilla Ave*

Request:
Sketch Plat, create two lots from one.

**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 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 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. This process to replat may require a site plan amendment to reflect the changes. Are you considering rezoning to update the PD zone category on the parcel?
  Where silent, development must meet standards and provisions of IDO and the DPM.

- Clarification will be needed on the following:
  - Previous approvals standards vs. proposed changes.
  - Future development meeting IDO section 3-4-C CPO-2.
  - Future development meeting IDO section 5-1 Dimensional Standards.
  - Future development meeting IDO section 5-3 Access & Connectivity.
  - Future development meeting IDO section 5-5 Parking & Loading.
  - Future development meeting IDO section 5-6 Landscaping, Buffering, & Screening.
  - Future development meeting IDO section 5-9 Neighborhood Edges.

- A replat must result in sufficient off-street parking associated with each use and lot. Please identify how parking would be sufficient for each use and lot after the replat. A use was not identified in this sketch plat application.

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