DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/10/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-007151*

***Application Number**: PS-2022-00150*

***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 Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and/or form P for Site Plans (if a Site Plan – DRB or a Major Site Plan Amendment – DRB is required). Obtain all required signatures as a part of the application submittal process.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
  Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- 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)*

- The EPC approved a Major Amendment for the Site Plan affiliated with these lots and the proposed subdivision is consistent with that amendment.

- A Major Site Plan Amendment – EPC was approved on the site on July 21, 2022 per PR-2022-007151 / SI-2022-001132. The following conditions from PNM for the Major Site Plan – Amendment – EPC apply to a platting action:

- Applicant will coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.

- Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.

- For the 'Light Vehicle Repair Use' please reference the following IDO sections that pertain to that development type:
    - 4-3-D-19 4-3-F-4, Use Specific Standards for Light Vehicle repair and drive-through/Drive-up.
    - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.
    - 5-3 Access & Connectivity, provide information on existing/proposed easements and access modifications.
    - 5-5 Parking & Loading requirements. Clarify if shared parking agreements will be needed.
    - 5-6 Landscaping, Buffering, and Screening requirements. Each will have separate minimum standards and clarification will be needed on how they are being met.
    - 5-7 Walls/Fences, table 5-7-1. May require separate permitting.
    - 5-11-E Building and façade design. Provide elevations and detail.
    - 7-1 Use and development definitions.

ONE ALBUQUERQUE planning

<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 DATE: 8/9/22
Planning Department