# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 7/20/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-007324*

***Application Number**: PS-2022-00140*

***Project Name**: 2100 Central Re-plat*

**Request**:
*Sketch Plat.*

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**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 property owners, City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File to include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on checklist form S or P as a part of the application process and obtain the required signatures.

- 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)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

- Demo and Tenant Improvements require separate permit approvals.

  Current uses of Carwash and Restaurant are permissive within the MX-M zone district. Each use may have additional Use Specific standards that must be followed.
  Please reference the following IDO sections that pertain to development at this location:
  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit, PT-Premium Transit, and MS-Main Street.
  - CPO-11.
  - 5-1 Dimension Standards for MX-M and 5-1-G Exceptions and Encroachments.
  - 5-2 Site Design and Sensitive Lands, Drainage area.
  - 5-3 Access & Connectivity, provide clarification if current conditions will be changed by the proposed re-plat.
  - 5-5 Parking & Loading.
  - 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-Edge Buffer Landscaping including 5-6-E-2 and 5-6-E-5, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas.
  - 5-7 Walls/Fences, table 5-7-1. Permitting may require additional approvals.
  - 5-11-E Building and façade design. Provide elevations and detail.
  - 7-1 Use and development 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 DATE: 07/18/22
Planning Department

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