DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/10/22 -- **AGENDA ITEM**: #12*

***Project Number**: PR-2022-007416*

***Application Number**: PS-2022-00151*

***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 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. AGIS must approve the DXF file. Project and application numbers must be added to Plat sheets.

- 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.

- Future development must meet all applicable standards and provisions of the previously approved Site Development Plan and all conditions. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.
  Plans must demonstrate how required standards are being met.

- For the Carwash Use at that location please reference the following IDO sections:

**(See additional comments on next page)*

- Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit.
- 4-3-D-16 Carwash Use Specific Standards. Please note item (b) A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district. The pay stations and the drive aisles do not qualify as "outdoor activities" prohibited within 50 feet. It is important that you reduced noise from the car wash tunnel and vacuum areas. All lighting for the car wash should be angled to shine away from the residential properties. Development is abutting residential for a portion of the north property line.
- 5-1 Dimension Standards for MX-H. 5-1-G Exceptions and Encroachments. Development cannot cross over property lines. Clarification is needed on size of smaller lot and its feasibility for a future user. See **5-4(F)(4) 'Remainder Lots Prohibited.** No subdivision shall result in any remainder lot that does not meet the
- standards of this IDO.'
- 5-3 Access & Connectivity requirements. Provide clarification on any proposed/existing easements. Clarify if proposed access is only from Eubank. Vacation action is recommended. Vacation of the public easements/private easement need to be justified per 6-6(M)(3) of the IDO.
- 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
- 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees; 5-6-E Edge Buffer Landscaping; 5-6-F Parking Lot Landscaping; 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met.
- 5-6-E-3-a Edge Buffer landscaping is required to be 20 feet wide adjacent to a Multi-family district. This section details the landscaping requirements for the buffer on the north property line.
- 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
- 5-11-E Building and façade design. Structures must meet these design requirements. Application should provide elevations and detail how requirements are being met.
- 7-1 Development and use definitions.
- The East Gateway mapped area has signage restrictions.

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: 08/09/22
Planning Department