DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/17/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-007471*

***Application Number**: PS-2022-00161*

***Project Name**: 401 2nd St SW*

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:

- Please clarify if there is demo and/or redevelopment proposed. New development may require compliance with current IDO standards.

- 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

- 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. 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.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of any previously approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO (**MX-FB-UD**) and the DPM. If there is no change to the existing buildings and/or expansion of the gross floor area—merely a replat is requested--then the applicant may not need to meet all current MX-FB-UD standards.

- For future development, please reference the following IDO sections:
  - Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, MS-Main Street, PT-Premium Transit.
  - 2-4-E, Mixed Use Form Based Zone District standards. Table 2-4-11
  - Property is within several mapped areas. Each has separate standards pertaining to new development. See Railroad & Spur, Downtown area, sensitive lands-Drainage Area.
  - Nonconformance per 6-8(G)(1) nonconforming site features and 6-8(D) nonconforming structures and Pre-1965 buildings.
  - 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: 8/9/22
Planning Department