DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/24/22 -- **AGENDA ITEM**: #8*

***Project Number**: PR-2022-007501*

***Application Number**: PS-2022-00170*

***Project Name**: 208 Wellesley*

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 zone map amendment is being proposed. Along with proposed uses and development. Clarify existing structures on property and proposed demo.

- 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 the IDO (**MX-T & R-MH**) and the DPM. *Plans must demonstrate how standards are being met.

- The vacation of 6,080 square feet of right-of-way for Wellesley Dr. and Silver Ave. are proposed. Per 6-6(M)(1)(b) of the IDO, the City Council must approve any vacation actions that are more than 5,000 square feet of the right-of-way of a street. It appears that the amount of right-of-way vacation along Wellesley Dr. being proposed will exceed that threshold. If that threshold isn't exceeded, the DRB can be the approving body for the right-of-way vacation. Please confirm.

- Please reference the following development standards from the IDO. Subject to change depending on development type and use.

    - Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, MS-Main Street, PT-Premium Transit and Activity Center.
    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards for each development type.
    - 5-1 Dimension Standards for MX-T & R-MH. 5-1-G Exceptions and Encroachments.
    - 5-2 Site Design and Sensitive Lands requirements.
    - 5-3 Access & Connectivity requirements. Low density residential requirements.
    - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
    - 5-6 Landscaping, Buffering, and Screening standards and requirements.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-9 Neighborhood edge requirements. Property is adjacent to R-1 zone districts.
    - 5-11 Building and façade design. Highland/Nob Hill mapped area requirements.
    - Section 6-1, table 6-1-1 for notice requirements.
    - Vacation per 6-6-M.
    - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
    - 6-6-B Demolition outside of an HPO.
    - 7-1 Development, dwelling and use definitions.

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/Jay Rodenbeck DATE: 8/23/22
Planning Department