DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 2/22/23 -- **AGENDA ITEM**: 2*

***Project Number**: PR-2022-007517*

***Application Number**: SD-2023-00037*

***Project Name**: Lot 18-A, Block 7 Tract A, Unit B North Albuquerque Acres*

Request:
Preliminary/Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- Future development must meet all applicable standards and provisions of IDO and the DPM.

- Subdivision of Land per IDO section 5-4.
  Including but not limited to 5-4-C, 5-4(K) Dedication of Land for Public Purposes, and 5-4(P) Additional Design Criteria and Construction Standards.

- Compliance with Table 7.2.29 of the DPM is required. Glendale Avenue is a Local Street, and therefore requires a 5-foot wide sidewalk with a 4-5 ft. buffer zone.

- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.

- Future development must meet all applicable standards and provisions of any previous approved Site Plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (NR-BP) and the DPM.

**(See additional comments on next page)*

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

    - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards.
    - 5-1 Dimension Standards for NR-BP. 5-1-G Exceptions and Encroachments.
    - 5-3 Access & Connectivity requirements.
    - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on any shared parking agreements and provide parking calculations.
    - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met and provide calculations.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-8 for Outdoor Lighting requirements.
    - 5-11-E for Building and façade design requirements.
    - 5-12 for Signage requirements.
    - 7-1 Development, dwelling and use 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/Jay Rodenbeck DATE: 3/6/23
Planning Department