DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/14/22 -- **AGENDA ITEM**: #12*

***Project Number**: PR-2022-007524*

***Application Number**: PS-2022-00185*

***Project Name**: 2900 & 2908 3rd St*

Request:
Sketch Plat. Lot consolidation to 4 lots.

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

COMMENTS:

- 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. 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 previous approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments to that plan.
  Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.

- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street.
  - 3-4(J) North 4th corridor – CPO-9 overlay standards and requirements.
  - 4-2 Allowed Uses, table 4-2-1. Reference 4-3(B)(6) Dwelling, Townhouse Use Specific Standards. New Single Family development is not allowed within the MX-M zone district.
  - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.
  - 5-2(F) Cumulative Impacts mapped area. Per 6-4(H) Cumulative Impacts Analysis requirements.
  - 5-3 Access & Connectivity requirements. Including 5-3(C)(3)(b), all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.
  - 5-5 Parking and loading requirements, Table 5-5-1.
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - 5-11-C for Building and façade design requirements-Low Density Residential.
  - Section 6-1, table 6-1-1 for notice requirements.
  - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
  - Vacations per 6-6-M.
  - 7-1 Development, dwelling and use definitions. Including Townhome.

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/Jay Rodenbeck DATE: 09/13/22
Planning Department