DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/14/22 -- **AGENDA ITEM**: #13*

***Project Number**: PR-2022-007569*

***Application Number**: PS-2022-00190*

***Project Name**: VOLCANO CLIFFS UNIT 6*

Request:
Sketch Plat. New Subdivision

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

COMMENTS:

- In the R-A zone district lot size requirements are a minimum of 10,890 sq. ft. and 75ft in width. The proposed 4500 sq. ft. lots would not be allowed.
  Also be aware of the setback and height requirements/restrictions within the overlay zones of CPO-13/VPO-2.

- It appears that this site has not been graded, therefore, a Sensitive Lands analysis will be required. See the information in the link. Sensitive_lands_analysis_form (cabq.gov)

- 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.

**(See additional comments on next page)*

- 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.

- Future development must meet all applicable standards and of the IDO (R-A, CPO-13, VPO-2) 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(N) Volcano Mesa – CPO-13 and 3-6(E) Northwest Mesa Escarpment – VPO-2 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 R-A and CPO-13/VPO-2.
      5-1-G Exceptions and Encroachments.
      5-2 Site Design and Sensitive Lands analysis will be required.
    - 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 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. Overlay Zones have additional requirements.
    - 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.

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