DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/28/22 -- **AGENDA ITEM** No. 1*

***Project Number**: PR-2022-007588*

***Application Number**: SI-2022-01658*

***Project Name**: New Mexico Cancer Center*

Request: *Amendment to Site Plan – DRB*

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

COMMENTS:

- The Journal Center Master Plan and the Site Plan for Building Permit per 1000560 / 06DRB-01023 both govern the site. Where they are silent, all development must meet standards and provisions of IDO (NR-BP), the DPM and any related Use Specific Standards.
  - Please provide a copy of the existing site plan if available.
  - On the Site Plans or site plan notes, please include detailed and relevant development information to help clarify new expansion and modifications. For example, setback & height measurements, buffer measurements, parking & landscaping calculations, new uses and/or changes in use.

- The site is located within the Journal Center Master Plan. A letter of approval was received from the Journal Center Architectural Review Committee approving the proposed development. Staff needs more information on the façade to determine compliance.

- ~~The applicant must provide proof how the building/façade design requirements are being met per 5-11(E) of the IDO as notes on the amended Site Plan and/or in a comment response letter.~~

- The project and application numbers must be added to the Site Plan.

- ~~Solid Waste approval and their signature must be obtained on the amended Site Plan prior to the approval of the amended Site Plan.~~

**(See additional comments on next page)*

- The Parking Tabulation section of the Site Plan notes that the parking requirements for the site are based on the previously approved site plan plus the addition at current parking rates. The overall indication is that there is potentially a parking shortage per IDO requirements. Staff has talked to the applicant about sections of the IDO where parking reductions could apply and awaits a resubmittal on parking for the site.

- The Parking Tabulation section of the Site Plan notes that 100 parking spaces will be provided off-site. If any off-site parking spaces will be utilized and will count toward the total of number of required parking spaces, a recorded Shared Parking Agreement will be required for those parking spaces and must be submitted prior to the approval of this Major Site Plan Amendment – DRB.

- The number of bicycle parking spaces which are required are depicted in the Parking Tabulation section, but the number of bicycle spaces/racks which are being provided is not depicted. That information needs to be added to the Site Plan.

- Detail as to how the required number of motorcycle spaces (6 spaces) was calculated needs to be provided in the Parking Tabulation section.

- The Landscape Plan must meet the 15% net lot area landscaping requirement per 5-6(C)(2) of the IDO. Confirmation and calculations of this requirement must be provided on the Landscape Plan. (The plan sheet seems to state that the fire lane makes this requirement non-applicable, however staff is not able to confirm this per the IDO.)

- The Landscape Plan depicts the removal of two large Chinese Pistache trees from the parking area. Staff discourages the removal of mature trees from a development if there is a way to save them. Please explain and justify their removal.

- Please note that staff could have future comments and the Major Site Plan Amendment – DRB application is still under review.

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/Jolene Wolfley/Jay Rodenbeck DATE: 9/27/22
Planning Department

_____