DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/21/22 -- **AGENDA ITEM**: #17*

***Project Number**: PR-2022-007613*

***Application Number**: PS-2022-00200*

***Project Name**: 2801 Yale*

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:

- 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 and for P for Site Plans. 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 (NR-C) and the DPM.

- What is the proposed use for the lot that would be created west of the Fast Park lot? Clarify the access to this western lot. IDO **5-4(F)(4) Remainder Lots Prohibited**
  No subdivision shall result in any remainder lot that does not meet the standards of this IDO.

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

  - 3-3 Airport Protections Overlay zone.
  - 4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards for new uses and/or development.
  - 5-1 Dimension Standards for NR-C. 5-1-G Exceptions and Encroachments.
    * **Clarify existing structures, demo and new development/expansion**.
  - 5-2-I Landfill Buffers, South Yale.
  - 5-3 Access & Connectivity requirements.
  - 5-4 Subdivision of Land, 5-4-F-4 Remainder Lots Prohibited.
    ***Clarify proposed lot line and new lot**.
    ***Clarify if floating zone line would be created**.
  - 5-5 Parking & Loading requirements, Table 5-5-1
  - 5-6 Landscaping, Buffering, and Screening standards and requirements.
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - 5-8 for Outdoor Lighting requirements.
  - 5-11 for Building and façade design requirements for new development.
  - 5-12 for Signage requirements and restrictions. Including Sunport Blvd mapped area.
  - 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.
  - 6-4 Referrals to Commenting Agencies KAFB & A.I.S.
  - Vacations per 6-6-M.
  - 6-8 Nonconformities.
  - 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: 09/20/22
Planning Department