



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2018-001681 Date: 06/28/2023 Agenda Item: #1 Zone Atlas Page: L-9

Legal Description: [Tract 52 Unit 2, Atrisco Grant]

Location: [Sunset Gardens Rd SW between 86th St SW and 82nd St SW]

Application For: SD-2023-00106 - PRELIMINARY PLAT (DHO)

1. No objections:

a. Availability Statement 220907 provides conditions for service.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001681 (1003449)
Sunset Gardens and 86th

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 1/24/2023. As a reminder a full TCL will be required prior to building permit.
2. All adjacent streets show required curb, gutter and sidewalk, but it also shows landscape buffers at 86th St. at 4' where as a Major collector 5-6' is required and for Sunset Gardens and 82nd at 2' and 3' respectfully where as local roads they require 4-6'. Please provide required buffer or a justification as to allowing the smaller width.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: June 28, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



June 16, 2023

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
June 28, 2023
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2018-001681

Case Description: Major Subdivision Preliminary Plat Approval.

Location: Sunset Gardens Rd. SW between 82nd St. and 86th St. 87121.

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): Unser Blvd.

Department Comments:

- NMDOT has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

Keith

Thompson

Digitally signed by

Keith Thompson

Date: 2023.06.16

10:57:09 -06'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2018-001681 Hearing Date: 06-28-2023
 Project: Tract 52, Atrisco Grant Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (L10D032) with engineer's stamp 12/23/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

Emailed June 7, 2023
DHO Comments for Meeting on 6/28/2023

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2018-001681

TRACT 52 UNIT 2, ATRISCO GRANT:
SD-2023-00106 PRELIMINARY
PLAT

ZAP: L-09

- No adverse comments to the preliminary plat



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for the Development Hearing Officer Applications Scheduled for June 28, 2023.

June 16, 2023

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan (MTP)* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR-208-001681

MRMPO has no adverse comments. For informational purposes:

- 86th St is functionally classified as a Major Collector.
- An existing bike lane is identified on 86th St in the Long Range Bikeway System (LRBS).
- Unser Blvd to the east of the project location is identified as a tertiary transit route in the Long Range Transit Network (LRTN) with headways of 35-45 minutes.

Appendix G of the MTP recommends the following as it relates to the subject property:

- Adopt/update land use policies and building and site development design standards that promote walkability.
- Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians.
- Require that newly developing areas have a well-connected multi-modal transportation network for internal circulation.

Appendix G of the MTP supports the following as it relates to the subject property:

- Encourage affordable housing development in close proximity to transit through developer incentives, aggregating public funds for gap financing, etc.
- Increase alternative housing concepts such as tiny homes, co-housing, multi-generational housing and accessory dwelling units.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.



**PNM Comments
Development Hearing Officer
Public Hearing: 28 June 2023**

PR-2018-001681 / SD-2023-00106 (Sunset Gardens Rd SW / 86thSt / 82nd St)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There are existing PNM facilities and/or easements located along the 82nd Street SW frontage.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2018-001681 Date: 06/28/2023 Agenda Item: #1 Zone Atlas Page: L-9

Legal Description: [Tract 52 Unit 2, Atrisco Grant]

Location: [Sunset Gardens Rd SW between 86th St SW and 82nd St SW]

Application For: SD-2023-00106 - PRELIMINARY PLAT (DHO)

1. No objections:

a. Availability Statement 220907 provides conditions for service.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001681 (1003449)
Sunset Gardens and 86th

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 1/24/2023. As a reminder a full TCL will be required prior to building permit.
2. All adjacent streets show required curb, gutter and sidewalk, but it also shows landscape buffers at 86th St. at 4' where as a Major collector 5-6' is required and for Sunset Gardens and 82nd at 2' and 3' respectfully where as local roads they require 4-6'. Please provide required buffer or a justification as to allowing the smaller width.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: June 28, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



June 16, 2023

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
June 28, 2023
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2018-001681

Case Description: Major Subdivision Preliminary Plat Approval.

Location: Sunset Gardens Rd. SW between 82nd St. and 86th St. 87121.

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): Unser Blvd.

Department Comments:

- NMDOT has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

Keith

Thompson

Digitally signed by
Keith Thompson

Date: 2023.06.16
10:57:09 -06'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2018-001681 Hearing Date: 06-28-2023
 Project: Tract 52, Atrisco Grant Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (L10D032) with engineer's stamp 12/23/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

Emailed June 7, 2023
DHO Comments for Meeting on 6/28/2023

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2018-001681

TRACT 52 UNIT 2, ATRISCO GRANT:
SD-2023-00106 PRELIMINARY
PLAT

ZAP: L-09

- No adverse comments to the preliminary plat



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for the Development Hearing Officer Applications Scheduled for June 28, 2023.

June 16, 2023

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan (MTP)* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR-208-001681

MRMPO has no adverse comments. For informational purposes:

- 86th St is functionally classified as a Major Collector.
- An existing bike lane is identified on 86th St in the Long Range Bikeway System (LRBS).
- Unser Blvd to the east of the project location is identified as a tertiary transit route in the Long Range Transit Network (LRTN) with headways of 35-45 minutes.

Appendix G of the MTP recommends the following as it relates to the subject property:

- Adopt/update land use policies and building and site development design standards that promote walkability.
- Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians.
- Require that newly developing areas have a well-connected multi-modal transportation network for internal circulation.

Appendix G of the MTP supports the following as it relates to the subject property:

- Encourage affordable housing development in close proximity to transit through developer incentives, aggregating public funds for gap financing, etc.
- Increase alternative housing concepts such as tiny homes, co-housing, multi-generational housing and accessory dwelling units.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 6/28/2023

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

PR-2018-001681

**SD-2023-00106 – PRELIMINARY PLAT
IDO - 2021**

PROJECT NAME:

TIERRA WEST LLC agent for **TWO RIVER LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 52 UNIT 2, ATRISCO GRANT** zoned **MX-L** located at on **SUNSET GARDENS RD SW** between **86th ST SW** and **82nd ST SW** containing approximately **6.04** acre(s). (L-9)

PROPERTY OWNERS: TWO RIVERS LLC

REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

COMMENTS:

1. CE has no objection to the proposed re-plat, but would like to comments on the proposed development.
2. Property is zoned MX-L, Mixed-Use Low Intensity, and must meet all Dimensional Standards as per IDO 5-1(D) and Table 5-1-2, including Useable Open Space, Setbacks, and Height requirements.
3. Property is located within an Area of Consistency, as well as abutting to an R-1 neighborhood in Area of Consistency on the South. Development will require a landscaped edge buffer of 15 feet on the south side, as per IDO 5-6(E)(2)(a), Table 5-6-4.
4. IDO 5-9, Neighborhood Edges, requires a step down to 30 ft height within 100 ft of a Protected Lot. There are R-1 properties on the South, East, and West which would be considered protected lots for development, which may affect the height of buildings proposed on east and west sides.
5. Development must meet all IDO standards, including but not limited to IDO 5-5, Parking and Loading, 5-6 Landscaping, Buffering, and Screening, 5-6 Walls & Fences, 5-8 Outdoor Lighting, 5-9 Neighborhood Edges, 5-11 Building Design, and 5-12 Signs.
6. No further comment at this time.

Note: There is a significant difference in the scope of the project approved by the prior EPC Master Plan and this submittal (81 unit complex approved, proposing 191 units now). Will defer to Planning for further comment on procedures for submittal of revised plan.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 6/28/2023

Comments from Sketch Plat, 9/14/22:

- 1. Property is zoned MX-L, Mixed-Use Low Intensity, and must meet all Dimensional Standards as per IDO 5-1(D) and Table 5-1-2, including Useable Open Space, Setbacks, and Height.*
- 2. Property is located within an Area of Consistency, as well as abutting or adjacent to R-1 neighborhoods in Areas of Consistency on the South, East, and West. Edge buffer setbacks are required as per IDO 5-6(E).*
- 3. IDO 5-9, Neighborhood Edges, requires a step down to 30 ft height within 100 ft of a Protected Lot (R-1 included).*
- 4. Development must meet all standards of IDO 5-5, Parking and Loading, 5-6 Landscaping, Buffering, and Screening, 5-6 Walls & Fences, 5-8 Outdoor Lighting, 5-9 Neighborhood Edges, 5-10 Building Design, and 5-12 Signs.*
- 5. No further comment at this time.*

Note: There is a significant difference in the scope of the project approved by the prior EPC Master Plan and this submittal (81 unit complex approved, proposing 191 units now). Will defer to Planning for further comment on procedures for submittal of revised plan.



**PNM Comments
Development Hearing Officer
Public Hearing: 28 June 2023**

PR-2018-001681 / SD-2023-00106 (Sunset Gardens Rd SW / 86thSt / 82nd St)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There are existing PNM facilities and/or easements located along the 82nd Street SW frontage.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/28/23 -- **AGENDA ITEM:** #1

Project Number: PR-2018-001681

Application Number: SD-2023-00106

Project Name: Sunset Gardens & 86th St.

Request:

Preliminary Plat – Major Subdivision

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

COMMENTS:

Items in Orange color need attention

*Previous DRB sketch plat completed in September of 2022.

1. Items Needing to be Completed or Corrected

- The project and application numbers must be added to the infrastructure list prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The Final Plat must include all utility signatures and AMAFCA signature (in addition to the City Surveyor, surveyor, and owner(s) signatures).
- Please confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.
- ***Please confirm the compliance of section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
-Standards and Requirements per Transportation-
Property not within a Center or Corridor area.
 - Sunset Gardens is a Local Street. A 5 ft sidewalk and 4-5 ft landscape buffer is the requirement.

**(See additional comments on next page)*

- 86th St. is a Major Collector. A 6 ft sidewalk and 5-6 ft landscape buffer is the requirement.
 - An Infrastructure List was included in the submittal. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement will be required.
 - Building design, location and height will need to comply with IDO Section 5-9 neighborhood edges. Building height is restricted to 30 ft when within 100ft of a protected lot. *Development letter mentioned 38 ft in height.
 - A 15 ft Landscaping Edge Buffer will be required on the southern portion of the property abutting R-1. *Landscape buffer was not noted as of yet.
-

2. Standard Comments and Items in Compliance

- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
 - All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
 - 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.
-

3. Future Development Guidance.

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

- Future development must meet all applicable standards and provisions the IDO (MX-L) and the DPM.
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development.** Multi-Family development is permissive per **4-3-B-8.**

- Plans will need to demonstrate how all standards are being met.**
- ❖ 5-1 **Dimension Standards** for **MX-L**. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**

 - ❖ 5-3 Access & Connectivity requirements.
 - ❖ 5-4 Subdivision of Land

 - ❖ 5-5 **Parking & Loading** requirements, Table 5-5-1
***Site Plans will need to demonstrate compliance of parking requirements.**
 - ❖ 5-6 **Landscaping, Buffering, and Screening** standards and requirements.
***Plans will need to demonstrate compliance of landscaping requirements.**
Provide calculations & detail.
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot
Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.

 - ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
 - ❖ 5-8 for **Outdoor Lighting** requirements.
 - ❖ 5-9 **Neighborhood Edges.**
 - ❖ 5-11(D) **Building and Façade Design for Multi-Family Residential Development.**
 - ❖ 5-12 **Signage.**
 - ❖ Section 6-1, table 6-1-1 for notice requirements
 - ❖ Dedications per 6-4-R
 - ❖ Platting actions 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



Disclaimer: 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
 Planning Department

DATE: 06/27/23