DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 2

Project Number: PR-2019-002277

Application Number: SI-2019-00246

Project Name: Adagio Apartments

Request: DRB Site Plan

COMMENTS:

1. <u>See 4-3(B)(7) for apartment use specific standards for Apartments:</u>
   4-3(B)(7) Dwelling, Multi-family 4-3(B)(7)(a) In addition to meeting all applicable standards in Section 14-16-5- 6 (Landscaping, Buffering, and Screening), this use shall provide the following landscaping somewhere on the lot:
   ~~1. At least 1 tree per ground floor dwelling unit, and at least 1 tree per second floor dwelling unit; no additional trees are required for additional dwelling units on the third or higher floors.~~
   ~~2. At least 50 percent of the trees required by Subsection 1 above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.~~

2. ~~<u>Please provide calculations for the required open space</u>~~

2-3(E)(2) Use and Development Standards

Table 2-3-9: R-ML Zone District Dimensional Standards Summary
See Table 5-1-1 for complete Dimensional Standards.

	Development Type	Single- or Two-Family Detached	Townhouse or other allowable use	Multi-family
Site Standards				
A	Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.	5,000 sq. ft.
B	Lot width, minimum	35 ft.	22 ft.	50 ft.
C	Usable open space, minimum	≤1 BR: 200 sq. ft./unit 2 BR: 250 sq. ft./unit ≥3 BR: 300 sq. ft./unit		
Setback Standards				
D	Front, minimum	15 ft.		
E	Side, minimum	Interior: 5 ft. / Street side: 10 ft. UC-MS-PT: 0 ft.		
F	Rear, minimum	15 ft.		
Building Height				
G	Building height, maximum	35 ft.		

Table 2-3-10: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

3. ~~The site is within the Volcano Mesa Character Protection Overlay Zone and the Northwest Mesa View Protection Overlay Zone.~~
   ~~See3-6(E)(4) for colors- confirm that your color palette is consistent with the allowed colors.~~

4. Provide a detail regarding mulch- see below
   ~~5-6(C)(5) Soil Condition and Planting Beds~~
   ~~5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-5(I)(1) shall be planted in uncompacted soil.~~
   ~~5-6(C)(5)(b) Organic mulch, such as wood chips or pecan shells, is required as ground cover for the portion of any landscaped area surrounding the vegetation root ball, as well as beneath the entire tree canopy or dripline, in each required landscape area. 5-6(C)(5)(c) In DT-UC-MS areas, the use of gravel or crusher fines as ground cover is limited to a maximum of 50 percent of any outdoor space.~~
   ~~5-6(C)(5)(d) In all other areas, the use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any outdoor space.~~
   ~~5-6(C)(5)(e) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.~~
   ~~5-6(C)(5)(f) Permeable weed barriers shall be used to optimize permeability and stormwater infiltration to the maximum extent practicable.~~

5. ~~The townhomes shall have a color palette consistent with the depiction on the color elevations included in the October 20 supplemental submittal from the applicant.~~

6. ~~All Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. The Landscape Plan must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.~~

7. ~~The project and application numbers must be added to the Site Plan prior to final sign off by Planning.~~

8. An Infrastructure List is included with this application. A recorded IIA must be submitted prior to final sign off of the Site Plan by 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: Jay Rodenbeck DATE: 1-25-22
Planning Department

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