Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2019-002294 *Application #PS: -2022-00010*

Meeting Date/Item Number: February 2, 2022 / item #16

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

Update Post DRB meeting 2/2/22:

0. **A 25-foot Landscape buffer is required along the western frontage** of the parcel per IDO Table 5-6-4. The definition of 'adjacent' in the IDO means that the NR-C property on the west of Interstate 25 is 'adjacent' to this parcel.

Table 5-6-4: Edge Buffer – Development Type Summary[1]

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Multi-family, mixed-use, or non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.
Mixed-use or non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	

[1] See Subsections 14-16-5-6(E)(2), 14-16-5-6(E)(3), and 14-16-5-6(E)(4) for complete edge buffer standards.

improved to meet, the height and design standards above.

5-6(E)(4) Industrial Development Adjacent to Non-industrial Development

5-6(E)(4)(a) Applicability

1. Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, as described in Subsections 3 and 4 below, a buffer shall be provided as specified for the relevant areas in Subsections (b) and (c) below.
2. Where multi-family residential development is adjacent to a lot with industrial development, a buffer shall be provided as specified for the relevant areas in Subsections (b) and (c) below.
3. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NR-GM zone district.
4. Where light manufacturing; heavy manufacturing; special manufacturing; natural resource extraction; non-linear portions of an electric utility, drainage facility, or other major utility; or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses.

IDO Definitions: Adjacent

Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also *Alley*, *Multi-use Trail*, *Private Way*, *Right-of-way,* and *Street*.

00. The NR-LM Zone does not require screening of roof-mounted mechanical equipment. (See IDO Section 5-6(G) below.)

5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS

Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing (with or without slats) shall not satisfy the requirement.

5-6(G)(1) Roof-mounted Mechanical Equipment

5-6(G)(1)(a) No screening is required for rooftop solar energy equipment.

5-6(G)(1)(b) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway. (See figure below.)

These are preliminary comments and additional comments may occur as more information is provided.

Comments for 2.2.22

1. Proposed use meets definition of:
   Wholesaling and Distribution Center-- A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for direct sale to the general public. The use is permissive in the NR-LM Zone.

2. Does a previous site plan exist on this parcel? Reference these numbers #1011491 and PR 2019-2994 SI 2019-00268. Also, identify the applicability of these variances PR 2019-2994; VA 2019-00140 and VA 2019-00141; they may apply to the adjoining parcel.

3. Use specific standards are in IDO Section 4-3(E)(19). No specific provision applies at this location and with this zoning.

4. No special provisions apply to development adjacent to Menaul Blvd.

5. No buffering requirements apply for this use in this location.

6. Follow IDO Section 5-6(C) GENERAL LANDSCAPING STANDARDS for landscaping guidance. The landscape plan must be sealed and signed by a registered Landscape Architect.

7. Building facades have no specific design provisions per the IDO.

8. Defer to Code Enforcement for parking requirements.