**AGENDA ITEM NO:** 1

**DRB PROJECT NUMBER:**

**PR-2019-002496**

**SI-2019-00180 – Site Plan**

**PRT 2019**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **PROJECT NAME:**  CONSENSUS PLANNING, INC. agent(s) for BELLA TESORO LLC request(s) the aforementioned action(s) for all or a portion of LOT 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-20)   |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | **PROPERTY OWNERS**:   |  | | --- | | MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L |   **Request***:*   |  | | --- | | SITE PLAN FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT | |  |  |  | |

**COMMENTS:**

* The Site Plan and development must comply with all applicable provisions of the 2018 IDO and DPM.

*Including, but not limited to the following:*

* IDO section 1-10-B Complete Applications. Submitted & accepted as complete in June 2019, scheduled for DRB in July 2019, zone conversion effective September 2019.
* IDO section 4-2 Allowable Uses and 4-3 Use Specific Standards.
* IDO section 4-3-B-7 Multi-Family Use Specific Standards.
* IDO section 5-1 Dimensional Standards.
* IDO section 5-2 Site Design and Sensitive Lands.
* IDO section 5-3 Access and Connectivity.
* IDO section 5-4 Subdivision of Land.
* IDO section 5-5 Parking and Loading.
* IDO section 5-6 Landscaping, Buffering, and Screening. Including minimum standards, overlapping requirements, street frontage, parking lot & edges, and screening roof equipment.

Site Plan shows 6ft landscape buffer is included on the south property line.

* IDO section 5-7 Walls and Fences.
* IDO section 5-8 Outdoor Lighting.
* IDO section 5-11 Building Design, 5-11-D & E.
* IDO section 5-12 Signs, 5-12-F.
* IDO section 5-13 Operation and Maintenance.

1. Clarify if project will be phased. Site Plan Checklist page referenced no or N/A. Site Plan referenced phases.
2. Monument appears to be 60 SqFt, however maximum allowed is 50 SqFT in La Cueva mapped area.
3. Will there be wall signage?
4. Clarify proposed walls, fences, security gates. Height may require variances.