DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM

Project Number: PR-2020-002761

Application Number: SI-2021-00256

Project Name: The Parks at Markana

Request: Site Plan DRB

COMMENTS:
Update 4-13-21

- The subject site is directly adjacent to the Eagle Rock Solid Waste Convenience Center. During the zone map amendment processing, the staff report discussed this situation and directed that the site plan address the proximity to the convenience center to any future uses, with particular concern about residential uses. The proposed apartment building on the west border has a minimum setback of approx. 5 feet. Applicant is directed to re-evaluate uses, setbacks, and buffer landscaping to avoid creating a new use that is incompatible with the existing solid waste transfer station. The station is active with vehicles dropping off refuse and trucks transporting the refuse from the site.

- See information from the zoning case RZ 2020-00029 below:

  Long Range Planning Comments from the EPC Zoning Case RZ 2020-00029 Staff Report dated 11.12.21:

The first major consideration in this request is the appropriateness of a zone change that would allow residential uses next to the existing Eagle Rock Solid Waste Convenience Center, which is a sensitive use and therefore zoned NR-SU. The Comprehensive Plan provides two policies that are relevant and will need careful weighing by EPC.

> Policy 5.2.1.a.v says multi-family is appropriate "in areas where a transition is needed between single-family homes and much more intensive development." This situation is clearly relevant in this case, where there is single-family to the north and more intensive development to the west and south.
>
> Policy 13.5.1.b. discourages incompatible land uses in close proximity, such as housing and industrial activity.

If the zone change is granted, the IDO requires neighborhood edges to protect the single-family to the north. Unfortunately, the IDO does not include edge buffer requirements for residential uses that "come to a nuisance" or locate willingly next to industrial activity. If the applicant goes forward with this development, additional buffers or even different uses should be provided on the west side of the subject site to minimize potential negative impacts on residents. This is a site plan issue, since zone map amendments cannot be conditioned with site plan items.

Finding from the Rezoning NOD:

> 16. In order to further address ABC Comp Plan Policy 13.5.1 a statement summarizing the extent of preventative measures taken by developer to mitigate harmful environmental hazards that may occur from nearby sensitive use zones with the existing cemetery and recycling center is requested. It is advised by staff that applicant be sure to further address what preventative measures are being taken by the developer to protect existing residential subdivisions and proposed residential development from these existing uses in order to comply and further the aforementioned ABC Comp Plan Policy.

- Please add a note on the site plan stating that the apartments are adjacent to the Solid Waste facility and there may be noise, dust and other impacts associated with the proximity to the facility.
- Please an additional signature block so that we can sign off on the site plan amendment.

- ~~The property is depicted as zoned NR-BP on the AGIS Zoning Advanced Map Viewer, but was rezoned to MX-L in November, 2020.~~
- The Project Number and Application Number need to be added to the Site Plan.
- ~~The applicant is seeking a deviation of 6 parking spaces from the parking requirements. The applicant states in the letter of justification that of the 120 units proposed, 55% are studio or one-bedroom apartments, ensuring adequate parking for all residents living on the site. Staff has no objection to the deviation.~~
- ~~The proposed development is adjacent to single-family/low-density residential development zoned R-1A along the eastern boundary of the property. The Neighborhood Edge provisions of 5-9 of the IDO must be met along the eastern boundary of the property, including the portion of Building 1. Per 5-9(C), buildings within 100 feet of the nearest protected lot must step down to a maximum of 30 feet. Portions of Building 1 at 34-feet in height are taller than the maximum-permitted 30 feet height limit of 5-9(C).~~
- ~~Preliminary/Final Plat approval consolidating the lots will be required prior to the approval of the Site Plan.~~
- An Infrastructure List is included.
- The elevations included in the Site Plan are black and white. Staff requests you submit color elevations of the proposed development. – **Waiting -Applicant states that these should be ready for 4-14 meeting**
- Planning defers to Parks regarding the trees and shrubs proposed to be planted. They must conform with the City of Albuquerque's Tree List.
- A Deviation application request form for the parking spaces Deviation must be filled out and submitted to Carl Garcia in Code Enforcement. **Waiting for approval of deviation.**
- ~~Specify how the Façade Design requirements of 5-11(E)(2)(a) are being met in a comment response letter and/or on the Site Plan.~~

<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: Maggie Gould DATE: 4-13-21
Planning Department