DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 2

Project Number: PR-2019-003021

Application Numbers: SI-2022-00308, VA-2022-00072
Project Name: 2440 Louisiana

Request: Site Plan Amendment, Sidewalk Waiver

COMMENTS:

- ~~The project and application numbers for the Site Plan must be added to the Site Plan Amendment.~~

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

- ~~The Solid Waste signature must be obtained on the Site Plan Amendment.~~

- ~~Confirm if a Shared Parking Agreement exists and/or is a requirement; surrounding buildings have used the subject property as a parking lot.~~

Update 4/26/22:

- **The Project Number needs to be corrected to PR-2019-003021.**

- **The Sidewalk Waiver needs to be noted on the Site Plan prior to final sign-off from Planning.**

~~Update 4/5/22: Staff was not able to confirm the freestanding signage on the Site Plan.~~

- ~~Confirm if any freestanding signage is proposed.~~

- ~~Confirm if sufficient street frontage landscaping is provided per 5-6(D) of the IDO.~~

- ~~The walls/fences proposed on the Site Plan Amendment must meet 507(D) of the IDO, including the enclosure.~~

See Comments next sheet

<u>Update 4/5/22:</u>

- **An Infrastructure List was added. A recorded IIA must be submitted prior to final sign-off from Planning.**

- **A Sidewalk Waiver application has been applied for from the requirement to construct a sidewalk along Louisiana (within a Major Transit Corridor inside a center) 10 – 12 feet in width. In their waiver application, the applicant notes that an existing retaining wall and several obstructions prevent widening the sidewalk to meet the requirement. Per staff's analysis, the applicant has justified the waiver.**

- **The applicant has met the requirement for an analysis of climatic and geographic responsiveness. The applicant is achieving several site plan design elements that will improve solar responsiveness. The applicant is also capturing eastern views of the mountains.**

- **The applicant has met the building façade requirements outlined in IDO 5-11(D).**

- ~~**Remove any reference to trees per multi-family unit from the landscaping 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: Robert Webb/Jay Rodenbeck DATE: 4-26-22
Planning Department