DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 1

Project Number: PR-2020-003847

Application Number: SI-2021-01955
Project Name: Calle Cuarta

Request: Site plan-DRB

COMMENTS:

- A licensed Landscape Architect must sign the Site & Building Design Considerations form (Geographic/Climatic Analysis).

- The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plan to the DRB members for their e-signatures.

- The Solid Waste signature must be obtained on the Site Plan prior to final sign-off by Planning.

- ~~All Site Plan sheets need to be sealed and signed by a design professional (surveyor, engineer, architect, landscape architect) licensed in the State of New Mexico.~~

- ~~The building facades must meet 5-11(E)(2)(b) of the IDO for Urban Centers, Activity Centers, and Main Street and Premium Transit Areas as the site is located within the North 4th Corridor, CPO-9. Provide a comment response letter explaining how the requirements of 5-11(E)(2)(b) are being met.~~

- ~~The required open space is shown on sheet SDP1.1 of the Site Plan, but the amount of proposed open space is not shown. The amount of proposed open space needs to be added to the Site Plan.~~

  <u>Update 1/10/22: The buffer along the portion of the proposed development abutting R-1 zoning needs to be 15-feet rather than 25-feet.</u>

- Per 5-6(E)(5) of the IDO, a ~~25-foot wide buffer~~ featuring landscaping and (as one of options) a wall must be provided along the portion of the proposed development abutting R-1 zoning per 5-6(E)(2)(a) as follows:
  1. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.

- Is the drainage pond to be built as part of the multi-family phase of development? If so, the landscaping plan should reflect how the pond is being landscaped/stabilized.

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

Disclaimer: 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
Planning Department

DATE: 1-10-22