DEVELOPMENT REVIEW BOARD

July 8, 2020

Cheryl Somerfeldt.................................................................Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

**MAJOR CASES**

1. Project # PR-2020-003887 - second to last

(1010532) SI-2020-00367 – SITE PLAN \*\*(Informational to DRB only – remove prior to posting: FP approved 4/13/16)

SCOTT ANDERSON agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 5, BLOCK 23, BROAD ACRES ADDN, zoned MX-M, located at 2818 4TH ST NW, containing approximately 1.27 acre(s). (H-14)

PROPERTY OWNERS: MICHAEL DRESKIN REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

The Landscape Plan shows street trees on 4th Street as required. No objection to requested Site Plan. Deferred to July 15.

2. Project # PR-2019-002411

\*\*Informational to DRB only – remove

prior to posting: Project heard at DRB: 6/5/19 (EPP), 12/11/19 (IIA), 1/29/20 (AIL), 5/20/20 (SK)

SD-2020-00102 – PRELIMINARY PLAT SD-2020-00103 – VACATION OF PUBLIC EASEMENT VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION VA-2020-00155 - WAIVER VA-2020-00157- WAIVER VA-2020-00174 - WAIVER VA-2020-00179 - WAIVER VA-2020-00160 - WAIVER VA-2020-00182 - WAIVER VA-2020-00183 - WAIVER VA-2020-00163 - WAIVER VA-2020-00164 - WAIVER VA-2020-00165 - WAIVER VA-2020-00166 - WAIVER VA-2020-00185 - WAIVER VA-2020-00168 - WAIVER VA-2020-00169 - WAIVER VA-2020-00170 - WAIVER VA-2020-00171 - WAIVER VA-2020-00172 - WAIVER

ISAACSON & ARFMAN, INC, PA agent(s) for SUCCESS LAND HOLDINGS, LLC request(s) the aforementioned action(s) for all or a portion of: zoned R-1A, located at 118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW, containing approximately 82.931 acre(s). (N-08)

PROPERTY OWNERS: SUCCESS LAND HOLDNGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

Excess drainage from the new park to the north is expected to flow out at the southwest corner of the park boundary, and is expected to be sufficiently accommodated by this development. Deferred to July 15.

3. Project # PR-2018-001903

SD-2020-00087 – FINAL PLAT \*\*Informational to DRB only – remove

prior to posting: Project heard at DRB: 1/9/18 (PP), 2/2/18 (PP), 3/4/20 (EPP)

BOHANNAN HUSTON INC agent(s) for GAMMA DEVELOPMENT LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 3B-3 PLAT OF TRS 3B-1, 3B-2 & 3B-3 A SUBD OF TR 3B LAND OF IHS ACQUISTION NO. 120 INC, zoned R-T, located at 8820 HORIZON BLVD NE between BALLOON MUSEUM DR and ALAMEDA BLVD, containing approximately 7.76 acres(B-17) [Deferred from 6/17/20]

PROPERTY OWNERS: GAMMA DEVELOPMENT LLC REQUEST: FINAL PLAT FOR 34 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

No additional comments subsequent to previous reviews. No objection to the requested plat.

4. Project # PR-2020-003442 SD-2020-00091 - PRELIMINARY PLAT \*\*Informational to DRB only – remove

prior to posting: Project heard at DRB: 3/4/20 (SKETCH)

BOHANNAN HUSTON agent(s) for CORAZON DEL MESA 4, LLC request(s) the aforementioned action(s) for all or a portion of: A-6-C-1, zoned PC, located on UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE, containing approximately 34.0 acre(s). (R-15, R-16, & S-16)[Deferred from 6/17/20]

PROPERTY OWNERS: CORAZON DEL MESA 4, LLC REQUEST: PRELIMINARY PLAT

The applicant commits to construct the required 2 acre park during the next project phase. PRD is working with the Legal Department to formalize an amendment to the Mesa del Sol Master Parks Agreement to reflect the current situation regarding occupancy and park construction. We are waiting for a formalized transfer of ownership document to pull this all together and memorialize it sometime thereafter prior to the final plat. PRD would like to make this a Condition of Approval for the final plat.

The Legal Department had the following comments for the applicant:

* As the applicant is aware, the original contracting party who signed the document on behalf of the developers was the original developer Forest, whom we have now been advised is no longer in existence. Counsel for the City has advised that in order to properly execute an amending document for this project (to be recorded at the clerk’s office), the City first needs to be able to fully understand (and see some form of supporting documentation) regarding who now has the authority to sign that document and ‘step into the shoes’, so to speak, of the original signatory (Forest).
* The City understands that the project is on a timeline, that the July 8th setting is important with regard to ensuring that this timeline is maintained, and the City does not desire to create a delay that is going to result in the project getting off track.
* Therefore, even though the City does not yet have the information needed to complete the drafting of the Amending documents, the City is willing to proceed with the July 8th hearing and to move forward with the proceedings/project *with the understanding that*  it is on the condition that the developer and the City will work together going forward to prepare and execute the necessary amendment and updated exhibit prior to the Final Plat being signed, and it is the assumption and expectation of the City that if the hearing on July 8th goes forward, it is because the MDS developers have accepted and agreed to this.

**MINOR CASES**

5. Project # PR-2018-001347

SD-2020-00118 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for NM RESIDENTIAL FINANCIAL SOLUTIONS request(s) the aforementioned action(s) for all or a portion of: 214-A-X, 215-B AND LOT 1 BLOCK 21, TORREON SUBDIVISION, zoned R-1A, located at 401, 407, 411 ANDERSON AVE SE between JOHN ST and BROADWAY BLVD, containing approximately 0.38 acre(s). (L-14)

PROPERTY OWNERS: XXX REQUEST: LOT REALIGNMENT

No comments. No objection to plat.

6. Project # PR-2019-001985

SD-2020-00117 – PRELIMINARY/FINAL PLAT \*\*(Informational to DRB only – remove prior to posting: sketch plat 1/23/19)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for DIEGO AND ARMANDO SEDILLO request(s) the aforementioned action(s) for all or a portion of: TRACTS 8 & 9 BLOCK 6, LEWIS & SIMONDS ADDITION, zoned R-1A, located at 806, 808, 812 ARNO SE between SANTA FE AVE and PACIFIC AVE, containing approximately 0.40 acre(s). (K-14) PROPERTY OWNERS: XXX REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS

No comments. No objection to requested plat.

7. Project # PR-2020-003239

SD-2020-00114 – PRELIMINARY/FINAL PLAT \*\*(Informational to DRB only – remove prior to posting: sketch plat 1/15/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SUNSET VILLA LLC request(s) the aforementioned action(s) for all or a portion of: 16-A,23-A, 45-A, 49-A, 59-A, SUNSET VILLA zoned PD, located at 600 GARDEN PATCH LN SW between SUNSET GARDENS RD and HOOPER RD , containing approximately 4.6535 acre(s). (K-12) PROPERTY OWNERS: XXX REQUEST: CREATE 12 LOTS FROM 5 EXISTING LOTS

No comments. No objection to the requested plat.

8. Project # PR-2019-002607

SD-2020-00026 - PRELIMINARY/FINAL PLAT (Deferred from 5/20/20) SD-2020-00107 – VACATION OF PRIVATE EASEMENT

ARCH+ PLAN LAND USE CONSULTANTS agent(s) for JOHN O. PEARSON request(s) the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD, containing approximately 0.8967 acre(s). (G-13) [Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20]

PROPERTY OWNERS: JOHN D PEARSON REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

No comments. No objection to requested plat or vacation.

9. Project # PR-2019-002332

SD-2020-00085 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for FRANK & MARY PADILLA request(s) the aforementioned action(s) for all or a portion of: MAP 38 300-A1, LANDS OF MASTER, BORIN AND MEMMER zoned R-A, located at 2743 CARSON RD NW between MONTOYA ST NW and RIO GRAND BLVD NW, containing approximately 0.92acre(s). (H-12){Deferred from 6/10/20, 6/24/20]

PROPERTY OWNERS: FRANK & MARY PADILLA REQUEST: CREATE 2 LOTS FROM ONE EXISTING L OTS

No comments. No objection to requested plat. Deferred to July 15.

10. Project # PR-2019-002268

SD-2020-0110 – PRELIMINARY/FINAL PLAT \*\*(Informational to DRB only – remove prior to posting: sketch plats 4/10/19, 12/18/19)

COMMUNITY SCIENCES CORPORATION agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: LOT A-4, LANDS OF MICHAEL J. SNOW AND ELIZABETH T. SNOW, zoned R-A, located at 2945 TRELLIS DR. NW between DECKER RD NW and CAMPBELL RD NW, containing approximately 0.8301 acre(s). (G-12)

PROPERTY OWNERS: XXX REQUEST: DIVIDE ONE EXITING LOT INTO 3 NEW LOTS, GRANT EASEMENTS

This lot is adjacent to Major Public Open Space. No objection as long as 20-ft Open space buffer is maintained.

11. Project # PR-2020-003222

SD-2020-00116 – PRELIMINARY/FINAL PLAT \*\*(Informational to DRB only – remove

prior to posting: sketch plat 1/8/20)

CSI – CARTESIAN SURVEY’S INC. agent(s) for MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP request(s) the aforementioned action(s) for all or a portion of: TRACT B-4-A, 2ND REVISION COTTONWOOD MALL zoned MX-M, located at 10000 COORS BYPASS NW between 7 BAR LOOP and COORS BLVD NWP, containing approximately 11.6624 acre(s). (B-13)

PROPERTY OWNERS: XXX REQUEST: SUBDIVIDE ONE EXISTING TRACT INTO 2 NEW TRACTS

Coors is a Regional Principal Arterial - if new development meets applicability in IDO landscape will need to be updated to meet standards. No objection to requested plat.

12. Project # PR-2019-003083

SD-2020-00119 – PRELIMINARY/FINAL PLAT \*\*(Informational to DRB only – remove prior to posting: sketch plat 11/20/19)

CSI – CARTESIAN SURVEY’S INC. agent(s) for ERIC WOODARDS request(s) the aforementioned action(s) for all or a portion of: LOTS A & B, SUNSHINE ADDITION zoned R- 1C, located at BUENA VISTA DR SE between SUNSHINE TERRACE AVE SE and UNIVERSITY BLVD, containing approximately 0.3650 acre(s). (L-15)

PROPERTY OWNERS: XXX REQUEST: COMBINE 2 EXISTING LOTS INTO ONE NEW LOT

No comments. No objection to requested plat.

13. Project # PR-2019-003221

SD-2020-00078 – PRELIMINARY/FINAL PLAT

CARTESIAN SURVEYS INC. agent(s) for CRAIG KEMPER request(s) the aforementioned action(s) for all or a portion of: LOTS 7 & 8, INTERSTATE INDUSTRIAL TRACT, zoned NR- LM, located at 4015 HAWKINS ST. NE between WASHINGTON ST NE and JEFFERSON ST NE, containing approximately 2.0314 acre(s). (D-17) [Deferred from 5/6/20, 6/3/20]

PROPERTY OWNERS: K7J LTD. CO REQUEST: LOT LINE ELIMINATION, GRANT EASEMENTS

No comments. No objection to requested plat. Withdrawn.

14. Project # PR-2019-003084

SD-2020-00063 - PRELIMINARY/FINAL PLAT

PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE request(s) the aforementioned action(s) for all or a portion of: LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION, zoned MX-M & NR- C, located at 2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR, containing approximately 5.195 acre(s). (H-17)[Deferred from 3/11/20, 4/8/20, 5/6/20]

PROPERTY OWNERS: PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE REQUEST: LOT LINE ADJUSTMENT

No comments. No objection to requested plat.

15. Project # PR-2020-003638

SD-2020-00101 – PRELIMINARY/FINAL PLAT VA-2020-00146 – SIDEWALK VARIANCE VA-2020-00147 – ALLEY VARIANCE

JAG PLANNING & ZONING LLC – JUANITA GARCIA agent(s) for BRIAN TYREE request(s) the aforementioned action(s) for all or a portion of: LOTS 5 thru 9 BLOCK 4, MONTE VISTA ADDITION zoned MX-M, located at 3710 & 3716 CAMPUS BLVD NE between AMHERST DR NE and CARLISLE BLVD NE, containing approximately 0.2005 acre(s). (K- 16)[Deferred from 6/10/20, 6/24/20]

PROPERTY OWNERS: BRIAN TYREE and SANDRA MCDONALD REQUEST: CREATE 1 LOT FROM 5, SIDEWALK VARIANCE ALLEY WIDTH VARIANCE

No objection. Deferred to Sept 16.

**SKETCH PLAT**

16. Project # PR-2020-004018 - second

(1006854) PS-2020-00055 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SONATA TRAIL LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 1-3 UNIT 4, BULK LAND PLAT OF THE TRAILS zoned MX-M, located at XXX, containing approximately 29.8361 acre(s). (C-10)

PROPERTY OWNERS: XXX REQUEST: REPLAT OF INTERIOR 3 LOTS

No comments. No objection to requested plat.

17. Project # PR-2019-003223 SD-2020-00111 – SKETCH PLAT - first

CSI – CARTESIAN SURVEY’S INC. agent(s) for SYLVIA MARTIN request(s) the aforementioned action(s) for all or a portion of: LOT C AND TRACT 133-B1-A2, LANDS OF REGINA AVILA & MARY LUCERO zoned R-1D, located at 517 47TH ST NW between BLUEWATER RD NW and RINCON PL NW, containing approximately 0.4268 acre(s). (J-12)

PROPERTY OWNERS: XXX REQUEST: LOT LINE ELIMINATION

No comments. No objection to requested plat.