DEVELOPMENT REVIEW BOARD August 26, 2020

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

NOTE: MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM.

A. Call to Order: 9:00 A.M. B. Changes and/or Additions to the Agenda

1. Motion to amend the rules to allow a virtual meeting because of the public health emergency. 2. Remote Meeting Information: Join Zoom Meeting: https://cabq.zoom.us/j/97853896675 Meeting ID: 978 5389 6675 By phone +1 312 626 6799 or find your local number: https://cabq.zoom.us/u/aek69Lek7U

MAJOR CASES

6. Project # PR-2020-004030 (1002566, 1004501, 1004503) SI-2020-00540 - SITE PLAN

TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: A-12 & A-13, zoned MX-M, located at GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD containing approximately 8.77 acre(s). (A-12,13)[Deferred from 7/22/20, 8/5/20]

PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

Open Space Comments:

On the south property line, this parcel butts up to the Black Arroyo which drains into Open Space’s Calabacillas Arroyo and eventually into the Rio Grande, and there is a concern about flows from the site. Therefore, native plants would be the best choice for landscaping materials. Chinese Pistache (especially females) are invasive and there is a concern about invasives moving down the Black Arroyo to the Calabacillas and Rio.

Chinese Pistache have been removed from the plant list.

Juniper species added note “(female only)” to comply with the City’s Pollen Control Ordinance.

Note Added: Pursuant to IDO 5-6(C)(5)(b) Organic mulch, such as wood chips or pecan shells, is required as ground cover for the portion of any landscaped area surrounding the vegetation root ball, as well as beneath the entire tree canopy or dripline, in each required landscape area.

Locally-occurring plants were used where possible and an column is added to the plant schedule indicating native status. I have also added a number of pinon pines to the planting plan as a source of native evergreen color. Vines have been removed.