DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 1

Project Number: PR-2020-004457

Application Number: SD-2021-00025 – PRELIMINARY PLAT
VA-2021-00033 – VARIANCE
VA-2021-00034 – TEMPORARY DEFERRAL OF SIDEWALK
Project Name:

Request: see above

COMMENTS:
The site is adjacent to MPOS and will require a 45-foot buffer:
5-2(J)(2)(a) Development on lots of any size adjacent to Major Public Open Space shall:
1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

The site will require a site plan EPC prior to platting
5-2(J)(2)(b) Development on lots 5 acres or greater adjacent to Major Public Open Space shall:
8. Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).
9. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting

on the property.

Staff has no objection to the sidewalk deferral.
Staff defers to Transportation on the variance.
Comments may continue onto the next page)

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: Maggie Gould
Planning Department

DATE: 3-2-21