DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-004457
SD-2021-00025 – PRELIMINARY PLAT
VA-2021-00033 – VARIANCE
VA-2021-00034 – TEMPORARY DEFERRAL OF SIDEWALK
RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6 zoned RA-1, located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9)[Deferred from 3/3/21]
PROPERTY OWNERS: MUELLER BARBARA A
REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

PR-2020-004457
SI-2021-01506 – EPC SITE PLAN SIGN-OFF
RIO GRANDE ENGINEERING agent for BARBARA MUELLER requests the aforementioned action(s) for all or a portion of: LOT 22, VOLCANO CLIFFS UNIT 6 zoned RA-1, located at QUIVIRA DRIVE between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9)
PROPERTY OWNERS: MUELLER BARBARA A
REQUEST: DRB FINAL SIGN OFF OF EPC APPROVED SITE PLAN

<u>05-26-2021</u>
This property fronts Gila Rd NW across from an Existing Multi-Purpose Trail and Major Public Open Space. IDO 5-2(J)(2)(a) (if applicable due to date of application for this action) requires single loaded street or 45-ft buffer from southern property line upon consultation with the Open Space Divsion. Potential landscape requirements for drainage lot.

<u>07-21-2021, 07-28-2021, 08-25-2021, 09-15-2021</u>
This case was heard by the EPC recently and it is not clear what has been updated. The 45-foot buffer is required at portions of the lot adjacent to MPOS as discussed at the earlier hearing – some adjustments are to be made to the site plan / plat. No objection to the temporary deferral of sidewalk.

<u>09-22-2021</u>
For the EPC case, it was not clear whether the southern portion of the property would be an easement or dedication of ROW. The Preliminary Plat states “Permanent Easement”, so PRD

wants to confirm with Transportation that it is an easement not ROW, and with Planning that the easement may overlap with the MPOS buffer. Also, it is still not clear how the house will fit on the lot at the northwest corner on the Site Plan.

IDO References as requested:

Definition of Landscape buffer:
Required piece of land in a specific location used to physically separate or screen one land use or piece of property from another and landscaped with at least the minimum requirements specified in this IDO.

Definition of Adjacent
Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

5-2(K)(2)(a) Where a single loaded street is not desired, a landscape buffer with a minimum width of 45-feet may be substituted as approved by the Open Space Superintendent.

<u>09-29-2021</u>
Received decision from Planning Department that buffer may overlap with ROW dedication at southern property line.
The Parks and Recreation Department/ Open Space Division may still need clarification regarding stabilization of the buffer area, responsibility for landscaping, and fencing.
Delegation is acceptable.
For Site Plan, please revise to shorter building envelope at northeast corner of project.

<u>08-24-2022</u>
No objection to requested extension.