`Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-005017 *Application #PS: -2021-00018*

Meeting Date/Item Number:

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc.…) and title should be a short and abbreviated as possible.

See Code Enforcement comment for contextual standards

See section 5-2 Site Design and Sensitive Lands

A Sensitive Lands analysis will be required.

The site is adjacent to Major Public Open Space see 5-2(J) Major Open Edges for development standards

5-2(J) MAJOR PUBLIC OPEN SPACE EDGES 5-2(J)(1) Lots within 330 feet of Major Public Open Space The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(J)(2) below. 5-2(J)(1)(a) Access and Connectivity Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department. 5-2(J)(1)(b) Landscaping, Buffering, and Screening 1. Use native and/or naturalized vegetation for landscaping materials. 2. Screen mechanical equipment pursuant to Subsection 14-16- 5-6(G) (Screening of Mechanical Equipment and Support Areas).

5-2(J)(1)(c) Outdoor Lighting Design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting). 5-2(J)(1)(d) Color 1. Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent. 2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. 3. Trim materials on façades

constituting less than 20 percent of the façade's opaque surface may be any color. 5-2(J)(1)(e) Signs 1. Electronic signs are prohibited pursuant to Subsection 14-16- 5-12(H)(2)(e). 2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14- 16-5-12(E)(5) (Illumination and Motion).

5-2(J)(2) Lots Adjacent to Major Public Open Space In addition to the standards that apply within 330 feet in any direction of Major Public Open Space in Subsection 14-16-5-2(J)(1) above, the following standards apply to development on lots adjacent to Major Public Open Space, except when the subject property and Major Public Open Space are separated by a principal arterial or freeway, in which case only the provisions of Subsection 14- 16-5-2(J)(1) apply. 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. 2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible from the remaining land via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department. 3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district. 4. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier. 5. Limit height of site lighting luminaires to 20 feet. 6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures. 7. Manage stormwater per Subsection 14-16-5-4(H). 8. Design grading per Subsection 14-16-5-4(J). 9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping). 10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space). 11. Prevent and mitigate construction impact per the DPM.

The subject site is within the boundaries of CPO 2, Coors Boulevard, future development must comply with the provisions of the plan.