DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

HEARING DATE/AGENDA ITEM NO. 6

Project Number: PR-2021-005222
Application Number: **Si-2021-01237**

Project Name: Dutch Brothers Coffee

Request: DRB sign off of EPC Site Plan

COMMENTS:
Site plan will need application number added to the signature block
From EPC Staff Planner

DATE: August 16, 2021

TO: Jolene Wolfley, DRB Chair
Maggie Gould, Planning Manager
FROM: Catalina Lehner, AICP- Senior Planner
RE: Project #2021-000452/SI-2021-005301, 7 Bar coffee
Site Plan-EPC Major Amendment

On July 15, 2021, the EPC voted to approve a Site Plan-EPC Major Amendment for an approximately 2 acre site known as Tracts 27A-1 and 27A-2 of Taylor Ranch, subject to conditions of approval. On August 2, 2021, Staff met with the agent to discuss the conditions.

Staff reviewed an updated version (v.5) of the Site Plan-EPC and finds that a couple of EPC conditions are not met and several unauthorized changes were made, as follows:

EPC Conditions

1. Condition 3B4- not met: The side setback of the Phase I building is required to be a minimum of 10 feet. It still scales out as 9 feet (I'm not counting the curb).

2. Condition 7C-Landscaping, unmet: The total coverage figure on the right-hand side is 51,168 sf (note: the whole site is 86,684 sf). The "total coverage figure" should match the figure for "proposed landscape" in the landscape calculations.

Unauthorized Changes *(EPC did not approve these).*

Sheet C-1

1. The figure for landscape area provided was changed from 5,500 sf to 5,071 sf.
2. Keyed note 3 was added (was unused before).

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3. The area just north of the Phase I building is shaded and now labeled with a 3.

Landscape Calculations

4. The figure for gross lot area was changed to 86,040 and now doesn't match the gross lot area on Sheet C-1 (86,684 sf).
5. The associated figures for net lot area and required landscaping changed based on the new figure for gross lot area.
6. The figure for "proposed vegetation coverage" cannot be 51,168 sf (note: the whole site is 86,684 sf).
7. The amount of gravel proposed was 14,710 sf and is now 14,281 sf.

Landscape Plan

8. New Mexico Privet was replaced with Desert Willow.
9. The coverage figure for Desert Willow is 491 sf (177 sf listed for NM privet).

Utility Plan

10. Note 4 under General Utility Notes was removed.
11. Three new ABCWUA notes added (1-3), but they don't correspond to the conditions.

Elevations

12. Zone 2 of Exterior Finish Schedule: the language under "model" and remarks" was changed.

I did not check conditions from the City Engineer/Transportation, the Water Utility Authority, AMAFCA or PNM.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.

<u>Disclaimer</u>: 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 DATE: 8-17-21