DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/10/22 -- **AGENDA ITEMS**: # 1 & 2*

***Project Number**: PR-2021-005272*

***Application Number**:*

***Project Name**: 9320 San Pedro-Multi-Family*

Request:
Site Plan DRB

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

<u>Site Plan:</u>

Update 8/9/22:

- **The Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. The Landscape Plan sheet must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.**
- **Solid Waste must sign the Site Plan before it can be approved by the DRB.**

Update 7/20/22:

- ~~**The Solid Waste Department provided information showing major traffic conflict points between their operations (particularly on weekends) and a major entrance for this multi-family project on Eagle Rock. The access on Eagle Rock needs to be reconsidered.**~~

- **A salvage yard was previously located on the site. Therefore, the Environmental Health Department must review, approve, and sign the Site Plan prior to approval of the Site Plan by the DRB.**

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

**(See additional comments on next page)*

- ~~The justification letter mentions a project of 105 units; the site plan shows 218 units.~~

Update 8/9/22

- **A 10% Deviation has been applied for from the 25-foot landscape buffer along the northeastern corner of the site. In Planning staff's opinion, the Deviation request was justified.**
- ~~The same 25-foot landscape buffer provided on the eastern property line needs to be provided on the northern property line that is 'adjacent to' the Eagle Rock Solid Waste Convenience Center. (See IDO definition of adjacent below and other provisions.) The buffer is not required for property line 'adjacent to' the Cemetery.~~

Adjacent
Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also *Alley*, *Multi-use Trail*, *Private Way*, *Right-of-way,* and *Street*.

5-6(E)(4) Industrial Development Adjacent to Non-industrial Development

5-6(E)(4)(a) Applicability

1. Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, as described in Subsections 3 and 4 below, a buffer shall be provided as specified for the relevant areas in Subsections (b) and (c) below.
2. Where multi-family residential development is adjacent to a lot with industrial development, a buffer shall be provided as specified for the relevant areas in Subsections (b) and (c) below.
3. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NR-GM zone district.
4. Where light manufacturing; heavy manufacturing; special manufacturing; natural resource extraction; non-linear portions of an electric utility, drainage facility, or other major utility; or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses.

5-6(E)(4)(b) General
A landscaped edge buffer area at least 25 feet wide shall be provided on the subject property along the property line between the two adjacent properties.

**(See additional comments on next page)*

- Please confirm compliance with the following façade requirements from IDO 5-11(D)(2)(a):
    1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
    2. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for portions of the façade that are storefront window systems or curtain walls. Workforce housing is exempt from this requirement.

    3. Windows facing west shall use heat mitigation features.

- Facades shall change in massing and form as specified below to visually break up the building. Each front and side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.
    1. ~~The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of facade length.~~
    2. ~~Each street-facing façade shall be designed with more than one building finish material or color.~~
    3. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
    4. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.
    5. For projects that use 75 percent or more of the ground floor as parking, these standards apply to the stories above the parking level.

- ~~No forms were submitted for the climatic and geographic responsiveness. Please complete the evaluation form and a sun/shade analysis for May 21st at 4 pm for one of the westernmost buildings and the clubhouse to comply. Please identify on the clubhouse elevations the directions of north/south/east/west.~~ The Sun Shade analysis shows that many dwelling units facing west will have strong afternoon sun during the summer season. Please identify options to mitigate these heat effects on the western windows and balconies.

**(See additional comments on next page)*

- The quality of the landscape environment for the tenants could be improved by use of new provisions to allow for cool season grasses in 20% of the landscape area and warm season grasses in 70% of the landscape area. This would be especially conducive in common areas, but could also benefit some edge treatments where extensive gravel is proposed.

- ~~Confirm that any portions of any building higher than 48 feet meet the list of 'Exceptions to Building Height Limits' in Table 5-1-4 (p. 226).~~

- **A plat has been submitted.** Some or all of the proposed buildings encroach on the existing lots on the site. A platting action consolidating the lots must be approved by the DRB and recorded prior to the approval of the Site Plan.

- An Infrastructure List has been submitted with the Site Plan. A Financial Guaranty must be approved and an Infrastructure List must be recorded prior to final sign-off from Planning.

- The project and application numbers must be added to the Site Plan.

- ~~Confirm provided Usable Open Space. Calculations on the site plan are incomplete.~~

Preliminary/Final Plat:

- ~~For the required platting action, utility signatures and AMAFCA signatures are all required prior to the acceptance of the application file and the placement on a DRB agenda. Project and~~ application numbers must be added to the Plat.

- ~~The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process for the required Plat and obtain the required signatures.~~

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: Robert Webb/Jolene Wolfley/Jay Rodenbeck DATE: 8/9/22
Planning Department