DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 10

Project Number: PR-2021-005414

Application Numbers: SI-2021-01031, SD-2021-00136, SD-2021-00137, SD-2021-00138, SD-2021-00139
Project Name: San Roque & La Serena

Request: Site plan-DRB, Preliminary Plat, Vacation of Public Easement, Vacation of Private Easement

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COMMENTS:

- The San Roque Multi-Family Residential Development and the La Serena Senior Housing Development is a 2-phase development, with the San Roque development being Phase 1, and the La Serena development being Phase 2.

- The site was re-zoned in September 2020 to MX-M (from NR-BP).

Site Plan:

- **Update 1/3/22: The applicant confirmed that the Master Plan does not apply to the subject property.**
  ~~Update 8/3/21: Please clarify that the site is or is not within the boundaries of the Atrisco Business Park Master Plan. If the site is located within the boundaries of the Atrisco Business Park Master Plan, please clarify in a comment response letter how you meet its requirements.~~
  ~~The site is located within the boundary of the Atrisco Business Park Master Plan, and the requirements of the Master Plan will need to be met. If there is a direct conflict between IDO requirements and the Atrisco Business Park Master Plan, the Master Plan requirement governs.~~

- **Update 1/3/22: The applicant confirmed that the Master Plan does not apply to the subject property.**
  ~~Update 8/3/21: Further analysis of the Atrisco Business Park Master Plan by staff determined that there is an exception to the 60-foot setback requirement for properties within the Coors Corridor Plan, which the site is located within. The setback along Coors within the Coors Corridor Plan is 15-feet.~~
  ~~The Atrisco Master Plan has a building setback requirement that buildings be set back at least 60 feet from Principal Arterials, which Coors Boulevard is. According to the Site Plan, the proposed multi-family residential buildings are as close as 18-feet to the edge of the ROW for Coors. This Master Plan requirement seems to not be met with the proposed development.~~

(see comments on next sheet)

- ~~A Sensitive Lands Analysis will need to be performed.~~

- ~~5-6(C)(2)(c) of the IDO needs to be confirmed to have been met on the Landscape Plan as follows:~~

  ~~1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation.~~

  ~~2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation.~~

- ~~5-6(C)(4)(h.) of the IDO regarding shade trees along pedestrian walkways needs to be confirmed to have been met on the Landscape Plan as follows:~~

  ~~Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.~~

- ~~5-6(D) Street Frontage Landscape requirements need to be met, and are not depicted on the Landscape Plan along Coors.~~

- ~~The applicant must confirm that the Façade Design requirements of 5-11(E)(2) of the IDO are being met in a comment response letter and how they are being met. For staff to be able to confirm these requirements are being met on the Site Plan, please provide color elevations.~~

- ~~The La Serena portion of the application is for senior apartments. Please add a note on the Site Plan requiring senior housing in those units.~~

- ~~Per CPO-2, 3-4(C)(5.)(b.) of the IDO, changes to natural topography should be kept to a minimum.~~

- Portions of the proposed housing encroach on the existing lot lines. A Final Plat will need to be approved prior to final sign-off of the Site Plan from Planning.

- See the attached standards for Drainage Basin Treatments.

- ~~**Update 8/3/21: Staff has question(s) about the rear elevations of the single row garage lofts.**~~

Preliminary Plat

- **Update 12/7/21: The revised Preliminary Plat submitted with the December 8 supplemental submittal missing the owners and City Surveyors signatures.**

(see comments on next sheet)

- A recorded IIA must be submitted prior to final sign-off from Planning for the Final Plat.

<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: Jay Rodenbeck DATE: 12-7-21
Planning Department