DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 3

Project Number: PR-2021-006238

Application Number: SI-2021-01915, SD-2022-00001
Project Name: Allaso Louisiana

Request: Site plan-DRB, Preliminary/Final Plat

COMMENTS:
Site Plan:

- ~~The application submittal notes that Titan Development has had seven meetings with the surrounding neighborhoods, but the notes from only one meeting are included in the application submittal. It would be helpful if the meeting notes or a summary from the other six meetings could be obtained in a supplemental submittal.~~

- The street frontage landscaping, edge buffer landscaping, and parking lot landscaping requirements are being met on the Site Plan per 5-6 of the IDO.

- ~~4-3(B)(7)(c) of the IDO pertaining to landscaping requirements including for the use-specific standards of 4-3(B)(7) for Multi-family dwellings requires at least 50 percent of the trees be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at 25 feet. Confirmation needs to be provided if the shade trees on the Landscape Plan are capable of attaining a mature canopy diameter of at least 25 feet.~~

- Please note that the 2020 IDO Update gave greater allowances for cool and warm seasons grasses for multi-family projects. Please see IDO Section 4-3(B)7 to see if there are allowances that would benefit your landscape plan.

- Please provide a legible Landscape Plan ASAP. The Landscape Plan is difficult to discern details on unless the scale is close to 100% scale. It appears to staff to be depicted for a full-size physical plot sheet, and we need to be able to analyze it digitally at multiple scales effectively.

- ~~On Form P2 in the application submittal, an Infrastructure List is checked as included in the application submittal, but is not included in the application submittal. Confirm if there's an Infrastructure List with the application.~~

(see additional comments on the next sheet)

- ~~The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plan to the DRB members for their e-signatures.~~

- The Solid Waste signature must be obtained on the Site Plan prior to final sign-off by Planning.

- All Site Plan sheets need to be sealed and signed by a design professional (surveyor, engineer, architect, landscape architect) licensed in the State of New Mexico.

- ~~The building facades must meet 5-11(D) of the IDO. Provide a comment response letter explaining how the requirements of 5-11(D) are being met.~~

- ~~There is no sun/shade analysis for this submittal. Please provide as part of your plan sheets. See the detail on Page 3 of the Climatic and Geographic Building design requirements.~~

- A platting action will need to be approved prior to final sign-off of the Site Plan by Planning.

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

Preliminary/Final Plat:

- The DXF file approval email from AGIS needs to be submitted prior to final sign off from Planning.

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: Jay Rodenbeck, Jolene Wolfley
Planning Department

DATE: 1-11-22