DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 1 & 2

Project Number: PR-2021-006307

Application Number: SI-2022-00327
Project Name: Markana Modesto Phase II

Request: Site Plan - DRB

COMMENTS:
Site Plan:
Updates for 3/30/22

- A newer provision of the IDO allows for more use of native warm season grasses and even cool season grasses (turf). Does the applicant want to consider more grasses for the enjoyment of the residents, particularly near the pool area. See IDO 4-3(B)(7)(b)3: "Cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area.

- A sensitive lands analysis should show photos of the existing conditions of the site for documentation purposes, even to show that the features do not exist. Provide if possible, but this will not be a requirement for this application.

- A pedestrian easement is proposed between this MF project and the one to the southeast. How will this be constructed? What protection will it have from the Solid Waste Transfer facility and the drop in grade from these parcels to the developed grade of the Solid Waste facility.

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

- The Solid Waste signature must be obtained on the Site Plan.

- ~~All Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.~~

- ~~A Zoning Map Amendment (Zone Change) from NR-SU to MX-L was approved by the EPC on September 16, 2021. A Zoning Certificate for the Zone Change must be provided.~~

- ~~The Albuquerque Site & Building Design Considerations form (Geographic and Climatic~~

~~Analysis) must be signed by both an Architect and Landscape Architect.~~

- The Building Design requirements of 5-11(D) of the IDO must be met, with confirmation provided on the elevation sheets and/or in a comment response letter.

- Color elevations are requested to ensure that 5-11(D) of the IDO is met.

- Final Plat must be recorded prior to final sign off.

- ~~Please confirm this is a second phase. It looks to me that the first phase noted on the Site Plan is a completely different site.~~

- Has the applicant looked at mitigation measures to shield the site from the adjacent Solid Waste facility?

Preliminary/Final Plat/Vacation of Private Easement:

- The application number must be added to the Plat.

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

- The easement vacation was justified.

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/Jay Rodenbeck DATE: 3-29-22
Planning Department