DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/15/22 -- **AGENDA ITEM**: #3*

***Project Number**: PR-2022-007141*

***Application Number**: PS-2022-00090*

***Project Name**: 1700 Unser – Heritage Marketplace*

Request:
Sketch Plat..

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

COMMENTS:

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

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

- 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)*

- Future development must meet all applicable standards and provisions of the previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.
  Where silent, development must meet standards and provisions of IDO and the DPM.

- Clarification will be needed on the proposed use, Townhome or Multifamily. Separate standards and requirements will apply to each.

- For a Townhome development please reference the following IDO sections:
  - 4-3-B-5 Townhome Use Specific Standards.
  - 5-1 Dimension Standards for MX-M.
  - 5-3-C-3-B Access & Connectivity.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-7 Walls/Fences
  - 5-11-C Building and façade design.
  - 7-1 Development and Dwelling definitions.

- For Multifamily development please reference the following IDO sections:
  - 4-3-B-7 Multifamily Use Specific Standard.
  - Please note subsection (b) allows more area for native grasses.
  - 5-1 Dimensional Standards for MX-M.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-7 Walls/Fences
  - 5-9 Neighborhood Edges, R-1 to the South.
  - 5-11-D Building and façade design.
  - 7-1 Development and Dwelling definitions.

- A Sensitive Lands Analysis is required if the site has not been graded.

- Any Site Plans for multi-family projects greater than 50 units require a Climatic/Geographic Responsive Analysis until the new IDO amendments become effective (approx. July 2022).

- The applicant asserts that the Sketch Plat proposal is to reduce multi-family units from 230 apartments to 129 townhomes. Staff was unable to find a previous Site Plan approval for the 230 apartments but did find a Site Plan for Subdivision which includes the site (Heritage Marketplace Site Plan for Subdivision). A Site Plan Amendment might be required for the proposed development. Further research and determination needs to be made regarding the next step for a possible Site Plan Amendment.

<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: Robert Webb/Jay Rodenbeck DATE: 06/14/22
Planning Department