DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2022-007219*

***Application Number**: PS-2022-00128*

***Project Name**: 4615 Wyoming*

Request: Sketch Plan: Proposal for 102-unit multi-family residential development

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

COMMENTS:

- For Platting actions, utility signatures, AMAFCA signatures and DXF File approval from AGIS are all required prior to the acceptance of the application file and the placement on a DRB agenda. Project and application numbers are needed on all Plan sheets.

- 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 for platting or site plans.

- 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.

- 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.

- Future development must meet all applicable standards and provisions of any previously approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO and the DPM. *Provide additional detail.

**(See additional comments on next page)*

- For the Multi-Family Use please reference the following IDO sections that directly pertain to this project:
    - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit. The property is within 660 feet of Montgomery, a Major Transit corridor
    - 4-3-B-7 Multi-Family Use Specific Standards.
    - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. Provide Open Space calculations.
    - 5-2 Site Design, Climate and Geographic analysis. Provide documentation and detail for analysis.
    - 5-3 Access & Connectivity, provide clarification on existing easements and modifications.
    - 5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements.
    - 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-Edge Buffer Landscaping including 5-6-E-2 and 5-6-E-5, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met.
    - 5-7 Walls/Fences, table 5-7-1. Multifamily exception per 5-7-D-3-C.
    - 5-9 Neighborhood Edge requirements when developing next to a protected lot.
    - 5-11-E Building and façade design. Provide elevations and detail.
    - 7-1 Dwelling and development definitions.

- No dimensions are shown on the sketch plan regarding buffers. Please confirm that a 15-foot landscape buffer is provided adjacent to the single family development (not counting the alley). (See the IDO references below for two provisions that each identify a 15-foot buffer is required.)

  5-6(E)(2) Development Next to Low-density Residential Zone Districts
  Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-MC, or R-T zone district, a buffer shall be provided along the lot line, as specified for the relevant area below.

5-6(E)(5) Area of Change Next to Area of Consistency

Where a lot in an Area of Change is abutting or across an alley from a lot in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot in the Area of Change, regardless of the proposed land use on that lot.

Table 5-6-5: Edge Buffer – Development Area Summary[1]

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Area of Consistency in R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Area of Consistency in Mixed-use, NR-C, or NR-PO	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	

[1] See subsections 14-16-5-6(E)(5)(a), 14-16-5-6(E)(5)(b), and 14-16-5-6(E)(5)(c) for the complete buffer standards for Development Areas.

- It is recommended that the developer buffer the multi-family from the adjacent commercial developments with something like trees?

- The 3-story proposed building height must be setback 100 feet from the property line shared with the single-family residential. See the IDO provision below.

5-9(C) BUILDING HEIGHT STEPDOWN

5-9(C)(1) General Requirement

On Regulated Lots, any portion of a primary or accessory building within 100 feet of the nearest Protected Lot property line shall step down to a maximum height of 30 feet.

- Comply with the standards for Multi-Family Development in 5-11(D) and the Use Specific Standards in 4-3(B)7:

2. Twenty-five (25) percent of the net lot area shall contain landscaping; playgrounds, sports courts, swimming pools, or similar features may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 square feet.

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.

- The proposed development is located within a Site Plan for Subdivision which was approved per 1010550 / 15EPC-40032 by the EPC and approved for final sign off by the DRB on June 1, 2016. The proposed multi-family residential development will either require a Major Site Pan Amendment – EPC to amend the past EPC approval (with DRB Final Sign-off) or will require a Site Plan – DRB due to more than 50 multi-family residential units being proposed. Staff will have to look further into past approvals and determine the next step for the proposed development. Staff will note that both possible actions are major actions requiring EPC and/or DRB approval.

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: 06/28/22
Planning Department