

48-HOUR MATERIALS

Updated Conditions of Approval

Conditions of Approval

Project #: 2018-001402, Re-Zone #: 2018-00171, Major Amendment to the xx Master Development Plan

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The applicant shall obtain an evaluation by the City Forester of the health of the existing stand of trees located north of the Namaste cul-de-sac to provide guidance on how to treat them as part of the Cultural landscape and a sensitive area, including possible preservation and incorporation into the Site Plan (ABC Comp Plan Policies 7.3.1, 11.3.1). If the trees are healthy, then they shall be preserved as part of the site's on-site, common open space (IDO Section 14-16-5-2(C)(1)(i)).
3. The Site Plan shall eliminate turf in all on-site common open space and shall retain the sense of the natural features and vegetation, including reconstruction and revegetation to a natural setting to the maximum extent practicable (ABC Comp Plan Policy 10.1.4 and IDO Sections 14-16-5-2(H)(2)(a)1 and 14-16-3-4(C)(5)(b)).
4. The Site Plan shall note any Variance – DRB that has been granted/approved for IDO Section 14-16-5-3(E)(2)(a) on the Site Plan.
5. The Site Plan shall clearly note the setbacks and building envelopes for all cluster lots, including R-A zone district setbacks at the perimeter of each cluster per IDO Section 14-16-4-3(B)(2)(b)
6. The Site Plan shall ensure that all on-site, common open space areas are partially visible from a public right-of-way per IDO Section 14-16-4-3(B)(2)(d)3.
7. The Site Plan shall remove all references to structures from the on-site, common open space areas unless they can be shown necessary for operation and maintenance per IDO Section 14-16-4-3(B)(2)(d)4.
8. The Site Plan shall clearly note how the maintenance of each on-site, common open space(s) for each cluster will be the responsibility of each group of corresponding cluster lots per IDO Sections 14-16-4-3(B)(2)e and f.
9. The Site Plan shall locate all on-site open space to be contiguous with the Major Public Open Space, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department (IDO Section 14-16-5-2(H)(2)(a)2).
10. The applicant shall show evidence of contact and guidance from the USACE regarding the presence of flood waters and/or Waters of the US on the subject site.
11. Cluster B does not meet the Cluster Development Use Specific Standard requiring a minimum of 30% of the gross area to be common open space (IDO Section 14-16-4-3(B)(2)(d)1). 30% of the proposed 2.48 acres is 7.44 acres at a minimum. All clusters including Cluster B shall meet IDO standards.

12. This Site Plan shall be submitted to and approved by the DRB for the below technical issues/requirements:

A. Hydrology Section

- An approved Grading and Drainage Plan & Drainage Report is required prior to approval of Preliminary Plat or Site Plan. A separate submittal is required to hydrology to include sufficient engineering analysis and calculations to determine the feasibility and adequacy of the proposed improvements.
- All floodplains need to be shown on the plat and site plan.
- LOMR will be required to remove the floodplain from the lots that have the floodplain.
- AMAFCA approval will be required for connection to their Channel and grading adjacent to their right of way.
- USACE approval will be required for any fill proposed in Waters of the US.
- An infrastructure list will be needed for Preliminary Plat.
- A recorded IIA is required prior to Final Plat.
- A prudent setback from the Rio Grande is recommended because the slope on City Open Space is not stable and subject to lateral migration of the river. The City has no plans to stabilize the slope and does not want to be burdened with the cost of such improvements. Bank Protection may be constructed to prevent lateral migration of the river, and erosion of the slope.

B. Transportation Development Services

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.
- The following comments need to be addressed prior to DRB:
- Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

C. MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

- Per the 2040 Long Range Bikeway System Map there is a bicycle route proposed along Namaste Road and at La Bienvenida Pl. adjacent the west side of subject property.

D. SOLID WASTE MANAGEMENT DEPARTMENT

- Need site plan to (1:40) scale, with dimensions, to verify safe refuse truck access/exit. The circumference of the cul-de-sac next to RA 16/17, will need to be

redesigned to allow complete/continuous turnaround for refuse truck. Clarify “Public Lift Station” noted inside cul-de-sac, noted on Pg. #4.

E. ABC WATER UTILITY AUTHORITY (ABCWUA)

- From the information provided it is understood that a section of the site intends to utilize a public force main to provide sanitary sewer service to the east portion of the development.
- Every opportunity should be utilized to minimize the use of public force main.
- Once development is desired obtain an Availability Statement for the new developments. Requests can be made at the link below:
- http://www.abcwua.org/Availability_Statements.aspx
- Request shall include a zone map showing the site location, as well as a site plan indicating finish floor elevations.
- It should be noted that there is an existing ten inch collector line transecting the development.
- This line is not to be abandoned.
- If relocation of this line is required for the development to take place the capacity shall be maintained or improved.

F. Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

- Identify the AMAFCA Easement, filed for public record in Bernalillo County, NM on October 17, 1996 as Document No. 96114620, on the Site Plan for subdivision and Grading & Drainage Plan including the Storm Water Holding and Sediment Trapping Pond, Riprap bank stabilization, and grade control structure.

G. PUBLIC SERVICE COMPANY OF NEW MEXICO

- An existing underground distribution line is located on the subject property to the existing structure to be removed. It is the applicant’s obligation to abide by any conditions or terms of these easements.
- It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

13. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.