DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2018-001405
SD-2022-01115 – AMENDMENT TO SITE PLAN
VA-2022-00165 – SIDEWALK WAIVER

PROJECT NAME:
DEKKER/PERICH/SABATINI | JESSICA LAWLESS agent for **NUEVO ATRISCO, LLC | RON LINDSEY, DEVELOPMENT MANAGER MAESTAS DEVELOPMENT GROUP** requests the aforementioned action(s) for all or a portion of: **TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO** zoned **MX-M**, **located at 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW** containing approximately **6.2231** acre(s). **(K-10)**

PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP LLLP, CITY OF ALBUQUERQUE

REQUEST: NORTHERN PARCEL TO INCLUDE MULTI-PURPOSE STRUCTURE, MOBILE FOOD VENDOR COURT WITH AMENITIES, CHILDRENS ACTIVITY AREA, WATER FEATURE, PERIODIC FARMERS MARKET, SOUTHERN PARCEL TO CONTAIN 5,000 SQ FT RETAIL/ RESTAURANT WITH POSSIBLE PICK UP WINDOW AND PARKING LOT, AND AN ADDITIONAL 6,000 SQ FT RETAIL/RESTAURANT.

COMMENTS:

1. Prior comments from CE 12/01/21 Sketch Plat are noted in submittal and appear to have been addressed.
2. Property is zoned MX-M, and must meet Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 for lots and buildings. Show setbacks and heights on site plan and note/indicate requirements met.
3. Property is also located in the Premium Transit and Main Street Transit Area Corridors, which affect Dimensional Standards and present specific requirements related to these Corridor Areas regarding Development Design standards, such as IDO section 5-1(D)(2), as well as standards in IDO sections 5-5, Parking and 5-6, Landscaping, and 5-11 Building Design. Please show applicable Transit Area standards on Site Plans and note how plan is meeting those Dimensional/Design standard requirements.
4. Proposed Amendment to the Site Plan has multiple changes which were not reflected in prior approved plan, and may affect requirements in IDO sections 4-3 Use Specific standards, 5-5, Parking, 5-6, Landscaping, 5-11 Building Design, and 5-12 Signs. Planning has recently submitted multiple detailed comments related to these changes, and Code Enforcement defers and refers to the Planning comment submittal, requiring that all IDO Code requirements cited are satisfied prior to approval.