

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA#: 18-115 Date: 05.15.2018 Time: 1:00 pm

Address: 2821 Broadway NE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: [] Kym Dicome [x] Other: Cheryl Jonsenfeldt
Code Enforcement: [] Ben McIntosh [x] Other: Ricardo Viapando
Fire Marshall: [] Antonio Chinchilla [] Eric Gonzales
Transportation: [] Marwa Al-Najjar

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- [] Zone Map Amendment [] EPC Approval [] City Council Approval
[] Sector Dev. Plan Amendment [] EPC Approval [] City Council Approval
[] Site Dev. Plan for Subdivision [] EPC Approval [] DRB Approval [] Admin Approval
[] Site Dev. Plan for Bldg. Permit [] EPC Approval [] DRB Approval [] Admin Approval
[] Other

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: I-1, Planned Industrial Development; NR-C
Proposed Use/Zone:
Applicable Plans: Approved Master Development Plan AA - APPROVED
Applicable Design Regulations: Gateway Industrial Park SITE PLAN
Previously approved site plans/project #: Check 1005239, 1000195, 005587, 100524
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

- [] Zone Map Amendment Process [] R-270-1980 [] AA Process [] EPC Schedule

Additional Notes:

Size: 2.25 acre; Lot M-1, Industrial, Wholesale/Warehousing/Manufacturing
North Valley Coalition; North Valley Area Plan

Business: Associated Business Contractors New Mexico Chapter

Area of Change: NR-C

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

Met IDO standards for new buildings or adding 25% sf

Parking: Office 3.5 spaces / 1,000 sf GFA

Landscaping: 15% of net lot area

AA project #1000195

Request:

under 30' tall - do ^{not} need 2 sides

~~DRB~~

process: DRB public hearing per 6.5(4) p. 346

Planning will do more research to confirm
site is part of existing site plan / master plan

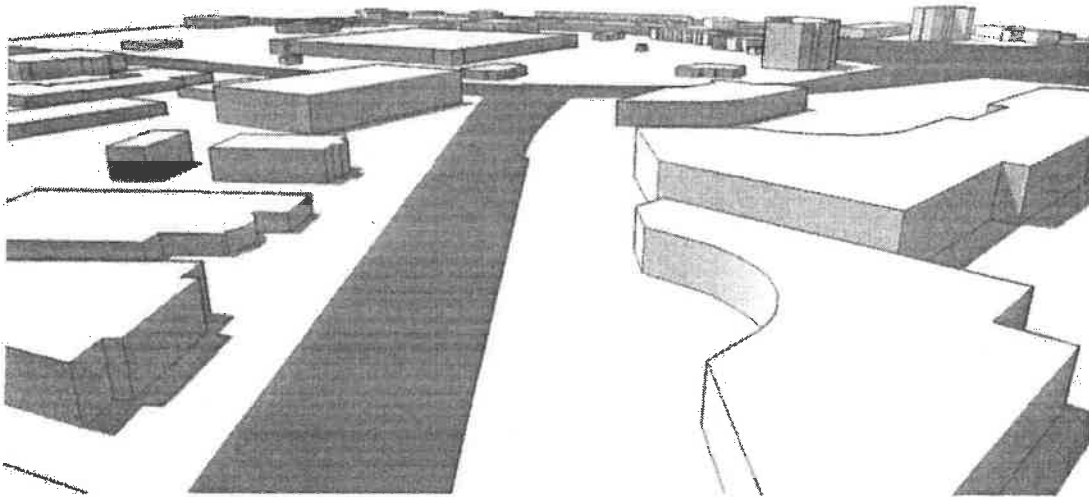
p. 298 - table for notification - public hearing DRB

2-5 NON-RESIDENTIAL ZONE DISTRICTS

2-5(A) NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT (NR-C)

2-5(A)(1) Purpose

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in TABLE 4-2-1.



2-5(A)(2) Dimensional and Other Standards

TABLE 2-5-1: NR-C Zone District Dimensional Standards Summary

Development Location	General	UC-MS-PT
Site Standards		
A Lot width, minimum		N/A
B Building coverage, maximum		N/A
Setback Standards		
C Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
D Side, minimum / maximum	0 ft. / N/A	0 ft. / N/A interior; 15 ft. corner
E Rear, minimum	N/A	15 ft.
Building Height		
F Building height, maximum	35 ft.	55 ft.
	>100 ft. from all lot lines: N/A	

TABLE 2-5-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
✓ Allowable Uses	14-16-4-2
✓ Use-specific Standards	14-16-4-3
✓ Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
✓ Access and Connectivity	14-16-5-3
✓ Parking and Loading	14-16-5-5
✓ Landscaping, Buffering, and Screening	14-16-5-6
✓ Walls and Fences	14-16-5-7
✓ Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
✓ Building Design	14-16-5-11
✓ Signs	14-16-5-12
✓ Operation and Maintenance	14-16-5-13

*(D) p187
parking lot
p 239*