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-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *3/2/2022*

AGENDA ITEM NO: 20

DRB PROJECT NUMBER:

PR-2019-002981

PS-2022-00025 – SKETCH PLAT

PROJECT NAME: BLACKPOINT PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: TRACT B LOTS 258 THRU 284, BLOCK 23 AND 310 THRU 340 BLOCK 28, PERFECTO ARMIJO AND BROTHER ADDITION zoned MX-M, located at 605 LOMAS BLVD NW between 7TH ST NW and 6TH ST NW containing approximately 1.6276 acre(s). (X)

PROPERTY OWNER: X

REQUEST: PROPOSED DEMOLITION OF EXISTING BANK AND REDEVELOPMENT WITH CAR WASH AND CAFÉ DRIVE THRU

COMMENTS:

1. Property is Zoned MX-M, Mixed-Use Moderate Intensity, and development must meet all Dimensional Standards for this zone, as per IDO 5-1(D) and Table 5-1-2.
2. Property is located within both the Major Transit Corridor Buffer and Main Street Corridor Buffer areas. Development is subject to all standards and benefits of these areas.
3. Property is within the Railroad and Spur Area and may require Cumulative Impacts Analysis Requirements, as per IDO 5-2(F).
4. Property is within the Downtown Small Area and may require special approval prior to modification of facades, as it is in an area of Historic Building Facades, per IDO 5-11(F). Demolition of a building will require prior Approval obtained as per procedures outlined in IDO 6-6(B), Demolition Outside of an HPO.
5. Drive-Thru Facility is not allowed in mapped Downtown Small Area, per IDO 4-3(F)(4)(e).