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: 5

DRB PROJECT NUMBER:

PR-2019-003021
SI-2022-00308 – SITE PLAN AMENDMENT

PROJECT NAME:
STUDIO SOUTHWEST ARCHITECTS, INC. agent for UPTOWN TOWER LLC requests the aforementioned action(s) for all or a portion of: 5-A-1, BLOCK C, LOUISIANA SUBDIVISION zoned MX-H, located at 2440 LOUISIANA BLVD NE between MENAUL BLVD NE and INDIAN SCHOOL RD NE containing approximately 1.2137 acre(s). (H-19)

PROPERTY OWNERS: UPTOWN TOWER LLC & ALLEN FAMILY INVEST MENTS LLC & ALLEN FAMILY INVESTMENTS 2

REQUEST: MAJOR AMENDMENT FOR SITE DEVELOPMENT PLAN FOR ONE STORY 5,881 SQ FT OFFICE BUILDING

COMMENTS:

1. Property is zoned MX-H, Mixed-Use High Intensity zone, is located in an Area of Change, and is located in the Uptown Small area, a Major Transit Corridor (MT), a Premium Transit Station (PT), and the Urban Center (UC) buffer areas, each of which may have specific benefits and/or requirements to be followed.
2. All Development must meet all requirements of the IDO, DPM, and other adopted City regulations.
3. Prior existing lot was utilized as a parking area. Development must be able to meet all prior shared parking uses and agreements, if any. Please confirm if there are such agreements existing or to be utilized.
4. Please clarify calculations for parking spaces per 1000 sq ft, and what credits are being utilized: per IDO Table 5-5-1, Retail = 2.5/1000, using 2/1000; Restaurant = 5/1000, using 2/1000; Housing = 1 per unit. Show calculations on Site Plan.
5. Note or show how Landscape plans are meeting intent of IDO 5-6(C)(4)(j), "landscaped areas other than street frontage shall include pedestrian furniture, pedestrian amenities, or trash receptacles to encourage

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pedestrian use." Only one piece of pedestrian furniture is apparent.

6. New walls or fences, including retaining walls, must meet requirements of IDO 5-7 Walls & Fences, and obtain a separate wall/fence permit prior to construction.
7. Building facades must meet all requirements of IDO 5-11(E).
8. Signage must meet all requirements of IDO 5-12 and Uptown Small Area in specifications, sizes, and locations.