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:*** *5/04/2022*

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:

PR-2022-003847

PS-2022-00087 – SKETCH PLAT

PROJECT NAME:

ISAACSON & ARFMAN | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRAT B, CALLE CUARTA zoned MX-M, located at 3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)

PROPETY OWNER: CITY OF ALBUQUERQUE

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Re-plat of property cannot create a non-conformity to the IDO or increase an existing non-conformity.
2. Re-plat of property must meet all requirements of IDO section 5-3, Access & Connectivity, and 5-4, Subdivision of Land.
3. Property is zoned MX-M (Mixed Use Moderate Intensity), with Dimensional Standards as per IDO section 5-1(D), Table 5-1-2, and.
4. Property is located in a Main Street Corridor buffer area, and is located in the North 4th Corridor CPO-9 zone, with minimum setback and other standards to be followed, as per IDO section 3-4(J).
5. Property is located in an Area of Change and is abutting/adjacent to R-1D residential properties in an Area of Consistency, immediately to the North. Development will require special landscape buffer requirements of 15 feet, as per IDO sections 5-6(E)(5) Table 5-6-5, and IDO sections 5-6(E)(1) and 5-6(E)(2)(a).
6. Multi-Family Triplex units must meet Development standards as per IDO section 4-3(B)(5).