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.

Robert Webb – Planner, CE
Planning Department
rwebb@cabq.gov ***DATE:*** *11/1/2021*

AGENDA ITEM NO: 1 & 2 & 3

DRB PROJECT NUMBER:
PR-2021-006070
SI-2021-01888 – Site Plan / Plat
SI-2021-01889

PROJECT NAME:

CONSENSUS PLANNING, INC. agent for **98TH AND I-40 LAND, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 9, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP,** located on **BLUEWATER RD NW between 94TH ST NW and 90TH ST NW** containing approximately 16.1 acre(s). (K-9)

PROPERTY OWNERS: 98TH AND I-40 LAND, LLC

Request:
SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY.
(NORTH and SOUTH PORTION)

COMMENTS:

- The Site Plan must comply with all applicable provisions of the IDO, the DPM, and other adopted City regulations.

- ~~IDO Zone district is NR-BP~~.
- ~~Dimensional standards per IDO section 5-1~~. ~~Clarify different setback notes on plat.~~
  ~~Provide building calculation, with/without expansion, for building coverage maximum of 50%.~~
- ~~Landscaping Edge Buffer per 5-6-E, table 5-6-4~~. ~~Please clarify use. Non-Residential or Industrial require different standards.~~
- ~~Additional detail needed for meeting equipment screening and loading, service refuse areas. IDO section 5-6-G~~.

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- ~~Additional detail needed for meeting outdoor lighting. IDO section 5-8~~.
- ~~Additional detail needed for meeting Façade Design general standards, IDO section 5-11-E~~.
- ~~Does project submittal include a signage plan or is owner applicant referencing the NR-C zone district for standards?~~

No additional comments or objections.